THIS INSTRUMENT PREPARED BY:
Larry R. Williams, Attorney
1406 Nashville City Bank Building
Nashville, Tennessee 37201

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
First and Mid-South Mortgage Co. P. O. Box 2568 Nashville, Tennessee 37219	SAME	26-5-Par. 8,9 83 & 84

SUBSTITUTE TRUSTEE'S DEED

BOOK 5571 PAGE 115

WHEREAS, by Deed of Trust dated June 19, 1979, which Deed of Trust is of record in Book 5452, page 672, Register's Office of Davidson County, Tennessee, LARRY JONES and wife, GLORIA JONES, d/b/a REGENCY BUILDERS, conveyed to FRANKLIN G. CLARK, TRUSTEE, the herein described real property to secure a Note described in said Deed of Trust; and

WHEREAS, said Deed of Trust and Deed of Trust Note was modified by an Extension and Modification of Note and Deed of Trust Agreement dated October 19, 1979, which instrument is of record in Book 5516, page 840, Register's Office of Davidson County, Tennessee, and;

WHEREAS, by written instrument of record in Book 5557, page 297, in the above mentioned Register's Office, LARRY R. WILLIAMS was appointed by FIRST AND MID-SOUTH MORTGAGE COMPANY, the latter being the lawful owner and holder of the Note secured by the aforesaid Deed of Trust, as Substitute Trustee in place and in stead of the aforesaid FRANKLIN G. CLARK, TRUSTEE; and

WHEREAS, default having been made in the terms, conditions and payments of said Note and Deed of Trust, as modified, and accordingly, at the request of the holder of said indebtedness, I, LARRY R. WILLIAMS, Substitute Trustee, under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, did advertise the herein described real property as prescribed in the terms of said Deed of Trust giving twenty-one (21) days notice by three (3) successive weekly publicationsof Notice of Substitute Trustee's Sale in The Nashville Record giving notice of the time, place and terms of sale, said notices appearing in said paper which is published in Nashville, Davidson County, Tennessee, on January 31, 1980, February 7 and 14, 1980. Said sale was advertised for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

Pursuant to said advertisements, I, LARRY R. WILLIAMS, Substitute Trustee, did on Friday, February 22, 1980, at 12:30 p.m., at the south door of the Davidson County Courthouse in Nashville, Tennessee, offer for sale at public auction to the highest and best bidder for cash the herein described real property and in bar of the herein described equities as provided in said Deed of Trust and at which time after soliciting for competitive bids, sold said property to FIRST AND MID-SOUTH MORTGAGE COMPANY for the sum of One Hundred Sixty-Eight Thousand Three Hundred Twenty-Six Dollars and 11/100 ($168,326.11), said bid being the only, last and highest bid.

NOW, THEREFORE, for and in consideration of the premises, I, LARRY R. WILLIAMS, Substitute Trustee, do hereby sell, transfer, and convey to FIRST AND MID-SOUTH MORTGAGE COMPANY, in fee simple and in bar of all equities above mentioned, the following described tracts or parcels of land in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Numbers 7, 8, 85 and 86 on the Plan of Hidden Hills Subdivision, of record in Book 4860, page 43, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lots.
>
> Being part of the same property conveyed to Larry Jones, d/b/a Regency Builders, by deed from John Hinson, Trustee, of record in Book 5452, page 669, Register's Office of Davidson County, Tennessee. And also being the same property conveyed from Larry Jones and wife, Gloria Jones, to Franklin G. Clark, Trustee, by Deed of Trust of record in Book 5452, page 672, Register's Office of Davidson County, Tennessee.

I, LARRY R. WILLIAMS, Substitute Trustee, do hereby convey to FIRST AND MID-SOUTH MORTGAGE COMPANY, all of the rights conveyed to me as such Substitute Trustee, including all covenants and warranties as I, as Substitute Trustee, may lawfully make, all my actions in the premises are done solely as Substitute Trustee and not otherwise, and under the powers vested in me under the Deed of Trust herein referred to and not as an individual. This sale is subject to any and all unpaid taxes, restrictive covenants, easements, setback lines, any

and all redemption rights, including rights of redemption of any governmental agency, state or federal, and any and all prior liens or encumbrances against said property, if any.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 27 day of February, 1980.

Larry R. Williams, Sub. Trustee
LARRY R. WILLIAMS, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dublie Lane, a Notary Public in and for said county and state, the within named LARRY R. WILLIAMS, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of February, 1980.

Dublie Lane
NOTARY PUBLIC

My Commission Expires: 7/27/83

RUST F78277 IDENTIF. REFERENCE FEB 27 4 16 PM '80 REGISTER DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater is $168,326.11 Dollars.

William Long
AFFIANT

Sworn to and subscribed before me this 27th day of February, 1980.

Faye A. Bunner
NOTARY PUBLIC

My Commission Expires: 10-15-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5571 PAGE 118

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			168326.11-	CO
			437.58	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	447.08-
4951	A02/27/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78277

IDENTIF. REFERENCE

FEB 27 4 16 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 744181