FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

HMC Asset No. 88-31-005

BOOK 5581 PAGE 172

TO: Hamilton Mortgage Corporation
5801 Peachtree Dunwoody Road
Atlanta, Georgia 30342

MORTGAGOR: Clifford E. Hooper and wife, Peggy K. Hooper, Robert J. Baltz, and wife, Catherine H. Baltz

Address New Owner as follows: Hamilton Mortgage Corporation
5801 Peachtree Dunwoody Road
Altanta, Georgia 30342

Send Tax Bills to: SAME

Map-Parcel No.
Map 86
Par 240 10

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $158,648.35.

Robert L. Echols
Affiant

Subscribed and sworn to before me, this the 18th day of March, 1980.

Betty R. Poulter
Notary Public

My Comm. Expires: 7-26-80

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 3, 1974, of record in Book 4814, page 426, Register's Office for Davidson County, Tennessee, Clifford E. Hooper and wife, Peggy K. Hooper, and Robert J. Baltz and wife, Catherine H. Baltz conveyed to Percy Wilkins, Jr., Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and said deed of trust was asssigned as collateral security to Manufacturers Hanover Trust Company by Assignment dated September 3, 1975, of record in Book 4967, page 443, and by a Transfer and Assignment dated April 11, 1978, of record in Book 5303, page 654, Register's Office for said County; and by a Transfer and Assignment dated December 26, 1979, of record in Book 5558, page 861, Register's Office for said County, the said Manufacturers Hanover Trust Company transferred and assigned to its powers and interest under said deed of trust back to Hamilton Mortgage Corporation; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5555, page 982, and re-recorded in Book 5563, page 290, Register's Office for Davidson County, Tennessee, appointed Robert L. Echols, Substitute Trustee, in the place and stead of Percy Wilkins, Jr., Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Robert L. Echols, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said Robert L. Echols, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:30 P.M., on Thursday, March 13, 1980, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on February 14, 21, and 28, 1980; and,

CHECK 03/20 418.36-
9052

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Hamilton Mortgage Corporation, acting through its agent, Solomon I. Miller, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Robert L. Echols, Substitute Trustee, pursuant to the bid of Hamilton Mortgage Corporation, acknowledges receipt of the sum of One Hundred Fifty-Eight Thousand Six Hundred Forty-Eight and 35/100 Dollars ($158,648.35), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Hamilton Mortgage Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Don Shanklin, Engineering, dated November 13, 1973, as follows:

Beginning at an iron pin in the west margin of Old Hickory Boulevard, at the southeast corner of property of McDowell, the northeast corner of the herein described tract; thence leaving said Boulevard, North 86° 43' West 1053.70 feet to an iron pin; thence South 5° 33' West 200 feet to an iron pin in the northeasterly margin of Bell Road; thence with said road along a curve to the right having a radius of 1064.83 feet, a distance of 652.63 feet to a point in a 150 foot T.V.A. easement; thence continuing with Bell Road, South 23° 54' East 353.85 feet to a concrete monument at the northwest corner of property of the U. S. Government; thence with the northerly boundary of said government property; South 82° 06' East 763.73 feet to a point in the west margin of Old Hickory Boulevard; thence with said Boulevard North 7° 06' West 248.52 feet to a point in the beginning of a slight curve to the left having a radius of 2832.92 feet; thence with said curve in a northwesterly direction 835.6 feet to the point of beginning, containing 21.49 acres, more or less.

Being the same property conveyed to Robert J. Baltz, Jr. and wife, Catherine H. Baltz as to a one-half undivided interest by deed from J. M. Yearwood and wife, Mary E. Yearwood, of record in Book 4769, page 833, Register's Office for said County, and to Baltz Brothers, A Partnership as to a one-half undivided interest by quitclaim deed from Cliff E. Hooper and wife, Peggy K. Hooper, of record in Book 4916, page 993, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Hamilton Mortgage Corporation, a corporation organized under the laws of the State of Tennessee, its successors and assigns, forever; and Robert L. Echols, Substitute Trustee, does hereby transfer, assign, and set over unto Hamilton Mortgage Corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert L. Echols, Substitute Trustee, has executed this instrument on this the 18th day of March, 1980.

Robert L. Echols
Substitute Trustee

F.E.S. EXCISE TAX EXEMPT
REGISTER'S OFFICE, DAV. CO., TENN.
MAR 20 3 46 PM '80
IDENTIF. REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Powers, a Notary Public in and for said State and County, the within named Robert L. Echols, 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 office in Nashville, Tennessee, this 18th day of March, 1980.

Betty R. Powers
Notary Public

My Commission Expires: 7-26-80

F.8 1504

RUSH

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5581 PAGE 174

RECEIVED OF _____

FOR _____

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

158648.35- CO
412.36 CO TX
.50 PRFEE
6.00 WDEED
CHECK 418.86-
9052A03/20/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

F.81504

IDENTIF. REFERENCE T

MAR 20 3 46 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 748128