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FROM: ROBERT L. ECHOLS
SUBSTITUTE TRUSTEE

HMC Asset No. 40-41-239

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

MORTGAGOR: C. E. Hooper
Robert J. Baltz, Jr.
R. E. Hooper

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 Para 40 Is

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

File

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $199,826.35.

Robert L. Echols
Affiant

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

Betty R. Reeves
Notary Public

My Comm. Expires: 7-26-80

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 7, 1974, of record in Book 4786, page 656, Register's Office for Davidson County, Tennessee, C. E. Hooper, Trustee, C. E. Hooper, individually, Robert J. Baltz, Jr., and R. E. Hooper 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, which deed of trust was asssigned as collateral security to Manufacturers Hanover Trust Company by Assignment dated April 11, 1978, of record in Book 5303, page 674, Register's Office for said county; and by a Transfer and Assignment dated December 26, 1979, and recorded in Book 5558, page 859, 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 984, and re-recorded in Book 5563, page 288, 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 12:15 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 said 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, 28, and March 6, 1980; and,

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 Ninety-Nine Thousand Eight Hundred Twenty-Six and 35/100 Dollars ($199,826.35), 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:

Two tracts of land in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows:

TRACT I

A tract of land in the 4th Civil District of Davidson County, Tennessee, being parts of Lot No. 3, land of E. F. Gleaves, of record in Minute Book 5, pages 70 and 71, County Court Clerk's Office of Davidson County, Tennessee described according to a survey by Robert Lee Spears, dated February 24, 1971, as follows:

Said tract begins at a concrete monument on the westerly edge of the right of way of Old Hickory Boulevard being also the southwest corner of Monroe Harding Children's Home Commercial "A" Tract of record in Book 4350, page 53, Register's Office for Davidson County, Tennessee; thence with said westerly right of way line and a curve to the right with a radius of 2824.79 feet a distance of 199.67 feet to an iron pin; thence with said right of way line South 81° 15' West 10.40 feet to a concrete monument; thence with said right of way line South 8° 45' East 155.85 feet to an iron pin at the northeast corner of Sinclair Refining Co., thence with Sinclair Refining's northerly line South 86° 33' West 200.6 feet to an iron pin, Sinclair's northwest corner; thence with Sinclair's westerly line South 8° 45' East 200 feet to an iron pin; thence South 86° 33' West 13.35 feet to an iron pin at Phillips Petroleum's northwest corner; thence with Phillips westerly line South 3° 52' East 350.89 feet to an iron pin, Phillips southwest corner; thence a fence and the northerly right of way line of Interstate 40, South 58° 55' West 382.27 feet to an iron pin at a fence corner; thence with the easterly line of Alice Ray Wilson and a fence North 9° 00' West 986.54 feet to an iron pin; thence North 81° 04' East 330.52 feet to an iron pin; thence North 2° 27' East 41.33 feet to a concrete monument at the southwest corner of Monroe Harding Children's Home Commercial "A" Tract; thence with the southerly line of said Tract North 80° 50' East 260.85 feet to the point of beginning and containing 9.914 acres, more or less.

TRACT II

A tract of land in the 4th Civil District of Davidson County, Tennessee, known as the Monroe Harding Children's Home, Commercial "A" Tract, a plan of which is of record in Book 4350, page 53, said Register's Office.

Said tract fronts 254.53 feet on the southwesterly side of Central Pike and 97 feet on the westerly side of Old Hickory Boulevard and runs back between converging lines 263 feet on the westerly line and 260.85 feet on the southerly line to a point in the rear and contains 1.01 acres, more or less.

Being the same property conveyed to Baltz Brothers, a partnership, by quitclaim deeds from C. E. Hooper, Trustee, of record in Book 4916, page 985, and Book 4960, page 562, Register's Office for Davidson County, Tennessee, and being a part of the same property conveyed to C. E. Hooper, Trustee, by two deeds from J. R. Freeman, Trustee, of record in Book 4717, page 284, and from Monroe Harding Children's Home, of record in Book 4717, page 287, Register's office for Davidson County, Tennessee.

Included in the above descriptions but expressly excluded therefrom are two tracts of land described below which have heretofore been released from the aforementioned deed of trust:

(i) Being a tract of land in the Fourth Civil District of Nashville, Davidson County, Tennessee, being bounded on the east by Old Hickory Boulevard, and lying south of Central Pike, and being more particularly described as follows:

Beginning at an iron pin in the westerly margin of Old Hickory Boulevard, said point being northwardly 450 feet, more or less, from the northerly margin of Interstate Highway 40 East; thence, with the common boundary with Sinclair Refining Company northerly line South 86° 33' West 225.8 feet to an iron pin; thence, North 10° 04; West 99.9 feet to an iron pin; thence, North 86° 33' East 225.2 feet to an iron pin in the westerly margin of Old Hickory Boulevard; thence, with said margin South 10° 25' East 100.0 feet to the point of beginning, containing 22,383 square feet, or 0.51 acres.

Being a part of the same property conveyed to Pattie French Lester and Patricia Byrn Litow, tenants in common, by deed from Treetop Enterprises, Inc., of record in Book 4993, page 822, Register's Office for Davidson County, Tennessee.

(ii) Beginning at the intersection of the south margin of Central Pike and the west margin of Old Hickory Boulevard; thence along the said west margin southwardly for 308 feet more or less to a point; thence South 77° 12' West 10 feet more or less to a point; thence North 12° 489' West 100.99 feet to a point; thence along a curve left having a radius of 2814.79 feet and being at all points 50 feet right of the center of Old Hickory Boulevard, northwestwardly for 227.91 feet to a point in the said south margin of Central Pike; thence along the said south margin eastwardly for 14.2 feet to the point of beginning and containing 3,106 square feet and being part of the property conveyed to Baltz Brothers, A Partnership, in two deeds; the first by C. E. Hooper and wife, of record in Book 4916, page 985, the second by C. E. Hooper, Trustee, and wife, of record in Book 4960, page 562, Register's Office for Davidson County, Tennessee.

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

F81505

MAR 20 3 47 PM '80
REGISTER'S OFFICE DAVIDSON COUNTY, TENN.
IDENTIFICATION 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: 9-26-80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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

199826.35- CO
519.48 CO TX
.50 PRFEE
9.00 WDEED
CHECK 528.98-
9053A03/20/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 8 1 5 0 5

IDENTIF. REFERENCE

MAR 20 3 47 PM '80

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

No. 748129