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BOOK 5641 PAGE 791

This instrument prepared by:

Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
17th Floor, Third National Bank Building
Nashville, Tennessee 37219

IDENTIF. REFERENCE

AUG 25 2 37 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Central Tennessee Investment Company, Inc. 2517 Lebanon Road Nashville, Tennessee 37214	Same	52-H-67

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 22nd day of August, 1980, by and between Warren H. Wild, Jr., Substitute Trustee, hereinafter called "Substitute Trustee" and Central Tennessee Investment Company, Inc., hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 1st day of August, 1979, of record in Book 5485, page 961, Register's Office for Davidson County, Tennessee, Patricia Jo Mayers, an unmarried person, conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, to secure payment to Central Tennessee Investment Company, Inc. of a Note dated August 1, 1979, in the original principal amount of Thirty-One Thousand Six Hundred Fifty and 00/100 Dollars ($31,650.00); and

WHEREAS, Stephen C. Baker was unable to serve as such Trustee and the lawful holder of the Note, Central Tennessee Investment Company, Inc. appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5628, page 238, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and notice was given of such default to Patricia Jo Mayers, in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on August 22, 1980, at the

south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on July 31, August 7, and August 14, 1980, and sent a copy of such notice to Patricia Jo Mayers and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Central Tennessee Investment Company, Inc., at the price of Thirty Thousand and no/100 Dollars ($30,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Thirty Thousand and no/100 Dollars ($30,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Central Tennessee Investment Company, Inc., its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Apartment Unit No. H-67 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium, of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Patricia Jo Mayers, unmarried by deed from Central Tennessee Investment Company, Inc., of record in Book 5485, page 957, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Central Tennessee Investment Company, Inc., its successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Warren H. Wild, Jr., as Trustee, does hereby transfer, assign and set over to the Central Tennessee Investment Company, Inc. all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Such easements and restrictions as may be applicable.

(3) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(4) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Warren H. Wild, Jr., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, L. Cheryl Smith, a Notary Public of the State and County aforesaid, personally appeared WARREN H. WILD, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this 23 day of August, 1980.

L. Cheryl Smith
Notary Public

My commission expires:
10-15-83

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Thirty Thousand and no/100 Dollars ($30,000.00).

Ray G. Wrodall
Affiant

Subscribed and sworn to before me this the 25th day of August, 1980.

E. Buchanan Dep. Reg.
~~Notary Public~~

~~My commission expires:~~

WHW/lfj/8-22-80

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5641 PAGE 794

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
			30000.00- CO	
			78.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	87.50-
			7872A08/25/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

AUG 25 2 37 PM '80

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

No. 775876