5DU 42608
162-13-84

This instrument prepared by:
Wilkins, Adams, & Spicer, Attorneys
1100 Fidelity Federal Building
401 Union Street
Nashville, Tennessee 37219

New Owner - Send Tax Bills:
Mercantile Mortgage Company
P.O. Box 14569
St. Louis, Mo. 63178

BOOK 5684 PAGE 103

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 25th day of May, 1979, James R. Bellar was named Trustee in a Deed of Trust of even date executed by James C. Buford and wife, Emma J. Buford conveying to him as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $50,400.00, principal and interest at 10.0% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5440, page 804, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Wilkins, Adams, & Spicer, Attorneys was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 5671, page 147, in the Register's Office for Davidson County, Tennessee; Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: November 6, November 13, and November 20, 1980, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on Monday, December 1, 1980, at 11:00 A.M. at the south door of the Courthouse in Davidson County, Tennessee, Wilkins, Adams, & Spicer, Attorneys, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time MERCANTILE MORTGAGE COMPANY, P.O. Box 14569, St. Louis, Mo. 63178, submitted the highest and best bid in the amount of $57,056.76.

NOW THEREFORE in consideration of the premises, Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to MERCANTILE MORTGAGE COMPANY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Revised Section One, Cedarwood Estates, of record in Book 4675, page 62, Register's Office for said County.

SAID Lot No. 57 fronts 67.80 feet on the northeasterly margin of Cedarcreek Drive and extends back 177.40 feet on the northwesterly line and 178.81 feet on the southeasterly line to a dead line in the rear, measuring 92.46 feet thereon.

BEING the same property conveyed to James C. Buford and wife, Emma J. Buford by deed from Carey Douglas Hambrick, Jr., and wife, Wanda Darlene Hambrick of record in Book 5440, page 801, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, conveys to MERCANTILE MORTGAGE COMPANY, all the rights conveyed to it as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 1st day of December, 1980.

WILKINS, ADAMS, & SPICER, Attorneys
Substitute Trustee

BY: [signature]

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. Dyke Tatum, partner of Wilkins, Adams, & Spicer, Attorneys, 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 the 1st day of December, 1980.

Notary Public

My Commission Expires: 1-11-82

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $57,056.76.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 1980.

Notary Public

My Commission Expires: 1-11-82

RETURN TO: Wilkins, Adams, & Spicer, Attorneys
1100 Fidelity Federal Building
401 Union Street
Nashville, Tennessee 37219

G I-9503

IDENTIFICATION

DEC 1 11 16 AM '80

FILED & RECORDED
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

BOOK 5684 PAGE 105

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

57056.76- CO
148.46 CO TX
.50 PRFE
6.00 WDE.D
CHECK 154.96-
7051A12/01/80 BAL .0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G1.9503

IDENTIFICATION REFERENCE

DEC 1 11 16 AM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENN.

No. 794424