This Instrument Was Prepared By

Dewey Pedigo

Of The Law Firm Pedigo & Salmon
Stahlman Building: Nashville, Tennessee

BOOK 5733 PAGE 668

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph H. Mangum (NAME:)	SAME (NAME:)	82-16
359 Haywood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	174
Nashville Tenn 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	18W-04395

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Andrew W. Twist and wife, Maureen Francis Twist, executed a deed of trust dated November 15, 1976, which was recorded in Book 5089, page 505, Register's Office for Davidson County, Tennessee, conveying to David L. Shirmeyer, Trustee the hereinafter described property to secure payment to Mortgage Associates, Inc., a promissory note fully described in said deed of trust; and

WHEREAS, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and National Mortgage Company, now the owner and holder of said note, has demanded of the Substitute Trustee, appointed by an instrument of record in Book 5712, page 549, and re-recorded in Book 5716, page 756, Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

WHEREAS, Dewey Pedigo, Jr., as Substitute, pursuant to the request of the owner of said note, under and by the virtue of the powers vested in him as such Substitute Trustee did advertise the said real estate three consecutive weeks and more than 20 days notice, one insertion of said advertisement appearing each of the issues on March 19, March 26, April 2, 1981, respectively in The Nashville Record, a newspaper published in Davidson County, Tennessee; for sale for cash in bar of the equities of redemption, dower and homestead, and for the purpose of the payment of said note, interest and costs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24355.73

Subscribed and sworn to before me, this the 12th day of April 19 81

Affiant

My commission expires:

(Affix Seal)

Notary Public

and pursuant to said advertisement on April 15, 1981, at the front door of the courthouse in Davidson County, Tennessee, at 12:00 o'clock noon the said Dewey Pedigo, Jr., 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 equities of redemption, dower and homestead, as provided in said deed of trust; when Carol Tanley bidding for Joseph H. Mangum, Patricia C. Tanley and Trecia B. Tanley became the purchasers at the price of $24,285.73, receipt of which is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Dewey Pedigo, Jr., do hereby sell, transfer and convey as Substitute Trustee, unto Joseph H. Mangum, Patricia C. Tanley and Trecia B. Tanley, their heirs and assigns, in bar of the equities of redemption, dower and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with hereditaments and appurtenances appertaining to wit:

> Land in Davidson County, Tennessee, being part of Lot No. 100 on the Plan of Barrow's Addition to Edgefield, Chancery Court at Nashville, and part of Lot No. 54 on the Plan of Payne's Addition to Nashville, as of record in Book 21, page 70, Register's Office for said County, and part of Payne Street, closed, described together as follows:
>
> Beginning on the northerly margin of Fatherland Street, the southwest corner of the property conveyed to Louise Miller by deed from J. B. Organ and wife, of record in Book 579, page 376, said Register's Office; thence with Miller's westerly line, northwardly 170 feet, more or less, to the southerly margin of an alley; thence with said alley, westwardly 50 feet to the northeast corner of the property conveyed to Mattie D. Pierce Tate by deed from N. F. Nabours, et al, of record in Book 702, page 693, said Register's Office; thence with Tate's easterly line, southwardly 170 feet, more or less, to the northerly margin of Fatherland Street; thence with said Street, eastwardly 50 feet to the beginning.
>
> Being the same property conveyed to Andrew W. Twist and wife, Maureen Francis Twist by deed from Clarence Wright and wife, Wilma J. Wright, of record in Book 5089, page 503, Register's Office for Davidson County, Tennessee and

being the same property conveyed to Clarence N. Baird by deed from Andrew W. Twist and wife, Maureen Francis Twist of record in Book 5120, page 579, said Register's Office.

This conveyance is made subject to all unpaid taxes and assessments which are a lien, including redemption rights of the Internal Revenue Service under Notice of Lien of record in Book 5680, page 700, Register's Office for said County, on the said property on this date of sale and to all other restrictions, easements and encumbrances which are of record or may affect title to the said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Joseph H. Mangum, Patricia C. Tanley and Trecia B. Tanley, their heirs and assigns forever.

I, Dewey Pedigo, Jr., Substitute Trustee, under said deed of trust, do hereby transfer, assign and convey unto the said John H. Mangum, Patricia C. Tanley and Trecia B. Tanley, their heirs and assings, all of the right, title and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Substitute Trustee under said deed of trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, Dewey Pedigo, Jr., Substitute Trustee, has hereunto set his hand on this 15th day of April, 1981.

RUSH

Dewey Pedigo, Jr. Substitute

SUBSTITUTE TRUSTEE

APR 16 11 52 AM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
IDENTIF. REFERENCE

G.3.7.6 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, the within named Dewey Pedigo, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he as Substitute Trustee executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of April, 1981.

Dewey W. Pedigo

Notary Public

My commission expires:

10-17-82

CHECK
04/16 72.58-

549

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5733 PAGE 671

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

24000.73- CO
60.13 CO TX
.50 PRFE
9.00 MOE D
CHECK 73.63-
0549A04/16/81 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

APR 16 11 57 AM '81

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 817029