54-8-30
4D-60602

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

New Owner - Send Tax Bills:
Mortgage Associates, Inc.
125 E. Wells
Milwaukee, Wi. 53202

BOOK 5745 PAGE 269

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 6th day of June, 1980, D. Gene Merrill and Donald L. Poleway was named Trustee in a Deed of Trust of even date executed by Thomas F. Hayes and wife, Marlene R. Hayes, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $57,000.00, principal and interest at 11.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 5611, page 725, 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 5731, page 670, 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: April 23, April 30, and May 7, 1981 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 Thursday, May 14, 1981, at 11:10 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 MORTGAGE ASSOCIATES, INC. 125 E. Wells, Milwaukee, Wi. 53202, submitted the highest and best bid in the amount of $58,725.00.

NOW THEREFORE, in consideration of the premises, Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, does hereby sell, transfer and convey to MORTGAGE ASSOCIATES, INC., 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. 388 on the Plan of Section Four, Sherwood Forest, of record in Book 4460, page 182 and 183, Register's Office for said County.

SAID Lot No. 388 fronts 85.00 feet on the southerly margin of Rainer Drive and extends back between parallel lines 135.00 feet to a dead line.

BEING the same property conveyed to Thomas F. Hayes and wife, Marlene R. Hayes by deed from Danny H. Wright and wife, Marcia M. Wright of record in Book 5205, page 378, Register's Office for Davidson County, Tennessee.

Wilkins, Adams, & Spicer, Attorneys, Substitute Trustee, conveys to MORTGAGE ASSOCIATES, INC., 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 14th day of May, 1981.

WILKINS, ADAMS, & SPICER, Attorneys
Substitute Trustee

BY: _____
I. Dyke Tatum, Partner

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 14th day of May, 1981.

Louise N. Binkley
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 $58,725.00.

I. Dyke Tatum
Affiant

Subscribed and sworn to before me, this the 14th day of May, 1981.

Louise N. Binkley
Notary Public

My Commission Expires: 1-11-82

IDENTIF. REFERENCE

MAY 14 11 13 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G.4.1.8.4.0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5745 PAGE 271

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

58728.00- CO
151.68 CO TX
.50 PRFEE
6.00 WDEED
CHECK 159.18-
5757A05/14/81 SAL .00-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.4.1.8.4.U

IDENTIF. REFERENCE

MAY 14 11 15 AM '81

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

No. 822047