MAP 93 - 4 PAR 111

SEND TAX BILLS TO: United Mutual Savings Bank, 1370 Avenue of the Americas at 56th Street, New York, NY 10019

THIS INSTRUMENT PREPARED BY C. EDWARD COOMER, ATTORNEY AT LAW
4015 Travis Drive, Nashville, Tennessee 37211

Mail

C. EDWARD COOMER,

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

Send Tax Statement
TO: United Mutual Savings Bank

BOOK 5781 PAGE 451

WHEREAS, by deed of trust executed November 23, 1977, in Davidson County, Tennessee, and of record in Book 5227, page 555, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Janie Tell Shannon and Isaac S. Shannon unto Albert Wm. Johnson, Trustee, to secure payment of a Promissory Note of even date there with and fully described in said deed of trust; and,

WHEREAS, the United Mutual Savings Bank is now the holder in due course of said Promissory Note secured by said deed of trust; and,

WHEREAS, said deed of trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said Janie Tell Shannon and Isaac Shannon, their heirs, administrators, successors or assigns, and for advertising the time and place of said sale as required by law; and,

WHEREAS, said deed of trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and,

WHEREAS, the United Mutual Savings Bank did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 5767, page 405, Register's Office for Davidson County, Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and,

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of weekly circulation in Nashville, Tennessee, that said property would be sold at the south door of the Davidson County Courthouse at Nashville, Tennessee, Davidson County, Tennessee on Friday, August 7, 1981, at 12 o'clock noon to the highest and best bidder for cash free all of the rights of the said Janie Tell Shannon and Isaac Shannon their heirs, administrators, successors or assigns; and,

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and the United Mutual Savings Bank was the highest and best bidder, said bid being in the amount of $ 22,911.90.

NOW, THEREFORE, I, C. EDWARD COOMER, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby transfer and convey to the United Mutual Savings Bank to have and to hold to it and to its successors and assigns forever and free from the rights of the said Janie Tell Shannon and Isaac Shannon in Davidson County, Tennessee, more particularly described as follows:

> BEING Lot No. 30 on the plan of Shelby Hills Subdivision, of record in Book 3600, page 17, Register's Office, Davidson County, Tennessee.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. EDWARD COOMER, Substitute Trustee, have executed this deed of conveyance this 7th day of August, 1981, by subscribing heretofore my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes therein contained.

Sworn to and subscribed before me this 7th day of August, 1981.

My commission expires: 2-15-85

M. Norris Jenkins
NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $22,911.90, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
AFFIANT

Sworn to and subscribed before me this 7th day of August, 1981.

M. Norris Jenkins
Notary Public

My commission expires: 2-15-85

IDENTIF. REFERENCE

AUG 12 11 14 AM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

65490 1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			22911.90- CO	
			69.54 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	69.04-
			1806A08/12/81 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 4 9 0 1

IDENTIF. REFERENCE

AUG 12 11 14 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 837599