52-1-221 KS

This instrument prepared by:
Stephen W. Ramp
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 5839 PAGE 346

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel No.: 52-1-221-KS

Jackson County Bank
Main Street
Gainsboro, Tennessee 38562

Same

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 5th day of January, 1982, by and between STEPHEN W. RAMP, Substitute Trustee, hereinafter called "Substitute Trustee" and the JACKSON COUNTY BANK, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 27th day of August, 1979, of record in Book 5494, page 951, Register's Office for Davidson County, Tennessee, Billy C. Forkum and Mildred A. Forkum conveyed to Gilbert Berry, Trustee, the hereinafter described real estate, to secure payment to the Jackson County Bank of a Note dated August 27, 1979, in the original principal amount of Forty-One Thousand Eight Hundred Twelve and 26/100 Dollars ($41,812.26); and

WHEREAS, Gilbert Berry was unable to serve as such Trustee and the lawful holder of the Note, The Jackson County Bank appointed Stephen W. Ramp to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5823, page 288, 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 thereof was given to Billy C. Forkum and Mildred A. Forkum, 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 January 5, 1982, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on December 10, December 17, and December 24, 1981, and sent a

copy of such notice to Billy C. Forkum and Mildred A. Forkum 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 The Jackson County Bank, at the price of Seventeen Thousand Five Hundred and 00/100 Dollars ($17,500.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Stephen W. Ramp, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Seventeen Thousand Five Hundred and 00/100 Dollars ($17,500.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the Jackson County Bank, its heirs, 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:

> Being Lot No. 26 on the Plan of Power and Roth's Madison Park Subdivision, Block A. Recorded in Book 843, page 75, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Billy C. Forkum and wife Mildred A. Forkum by deed from Ted E. Hollins and wife, Louise Hollins as of record in book #5019 page 171 in said register office.
>
> Address of said property 765 Walnut St. Madison, Tenn.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto The Jackson County Bank, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Stephen W. Ramp, as Trustee, does hereby transfer, assign and set over to The Jackson County Bank 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) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

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

(5) 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.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) 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.

Stephen W. Ramp Substitute Trustee
STEPHEN W. RAMP, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Janis B. Lomax, a Notary Public of the State and County aforesaid, personally appeared STEPHEN W. RAMP, 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 5th day of January, 1982.

Janis B. Lomax
Notary Public

My commission expires: 10-21-84

NOTARY PUBLIC DAVIDSON COUNTY, TENN. JANIS B. LOMAX

RUSH

JAN 8 4 00 PM '82
FELIX Z. H. SISK REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

G. 74738

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Seventeen Thousand Five Hundred Dollars ($ 17,500).

Stephen W. Ramp
Affiant

Subscribed and sworn to before me this the 5th day of January, 1982.

Janis B. Lomax
Notary Public

My commission expires: 10-21-84

NOTARY PUBLIC DAVIDSON COUNTY, TENN. JANIS B. LOMAX

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

RECEIVED OF BOOK 5839 PAGE 349

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
			17500.00- CO	
			45.50 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	55.00-
			6537A01/08/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.74738

IDENTIF. REFERENCE

JAN 8 4 00 PM '82

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

No. 861310