Map 123
Parcel 18
Field Book 4D-21000

BOOK 5890 PAGE 326

THIS INSTRUMENT PREPARED BY:

ROCHELLE & CALLIS
226 Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

First Southern Bank
P. O. Box 130
Mt. Juliet, TN 37122

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of September 14, 1978, Clinton W. York and wife, Margaret E. York, executed a certain Deed of Trust to Robert L. Bass, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 5341, Page 870, Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions contained in the aforementioned Deed of Trust Robert L. Callis was appointed Substitute Trustee in the place and stead of Robert L. Bass, said appointment being of record in Book 5870, Page624, Register's Office of Davidson County, Tennessee; and

WHEREAS, Default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Substitute Trustee, has been requested by First Southern Bank (formerly Bank of Mt. Juliet), the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of April 15, 1982, April 22, 1982, and April 29, 1982, of said newspaper, such sale having been advertised for Thursday, May 13, 1982, commencing at 10:00 a.m., at the South Door of the Metro Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold: and

RUSH

IDENTIFICATION REFERENCE
MAY 25 2 20 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

G. 9 2 9 0 8

WHEREAS, the highest, best and last bid for said property was then and there made by First Southern Bank, to-wit; A bid of Thirty Thousand and no/100 Dollars ($30,000.00), which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Robert L. Callis, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto First Southern Bank, a corporation, the property advertised and sold as herein above recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land and house thereon in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Stanford Associates, Inc., dated April 28, 1972, as follows:
>
> Beginning at an iron pin on the southerly margin of Bakers Grove Road at the northeast corner of the J. E. Eakes property; thence South 20° 36' West 474.30 feet to a white oak; thence South 12° 34' West 488.38 feet to an iron pin; thence South 84° 39' East 640.8 feet to an iron pin; thence North 7° 56' East 685.03 feet to an iron pin on the southerly margin of Bakers Grove; thence North 56° 07' West 399.52 feet to an iron pin in said margin; thence continuing with said margin North 58° 15' West 150.09 feet to the point of beginning and containing 11.23 acres, more or less.
>
> Included in the above described property, but expressly excluded therefrom is the following parcel of land described according to an unrecorded survey by Stanford Assoc., Inc., dated June 9, 1972, as follows:
>
> Beginning at a point in the southerly margin of Bakers Grove Road at the northwest corner of the Smith property; thence with said margin North 56° 7' West 315 feet to an iron pin; thence leaving Bakers Grove Road, South 7° 56' 5" West 835.57 feet to an iron pin; thence South 84° 39' 56" East 276.69 feet to an iron pin; thence North 7° 56' 5" East 685.03 feet to the point of beginning, containing 4.829 acres, more or less.
>
> Being the remaining property conveyed to Clinton W. York and wife, Margaret E. York, by deed from William K. Robinson and wife, Alma M. Robinson, of record in Book 4603, Page 132, Register's Office for Davidson County, Tennessee.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded easements and liens, and all

rights possessed by yirtue of any recorded state, federal or local tax liens, but warrants same only against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Substitute Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This instrument executed on this the 17th day of May, 19 82.

Robert L. Callis, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Robert L. Callis, Substitute Trustee, with whom I am personally acquainted, and who acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 17th day of May, 19 82.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-12-85

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $60,000.00.

AFFIANT

Sworn to and subscribed before me, on this the 17th day of May, 1982.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-12-85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5890 PAGE 329

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

60000.00- CO
156.00 CO TX
.50 PRFEE
9.00 WDELD
CHECK 165.50-
92U2A05/25/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92908

IDENTIF. REFERENCE

MAY 25 2 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 883081