PREPARED BY AND RETURN TO:
MARVIN POSNER
ATTORNEY AT LAW
SUITE 1118, 5050 POPLAR AVENUE
MEMPHIS, TENNESSEE 38157

To Be assigned 1st

BOOK 5902 PAGE 151

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 4th day of August, 1977, GRADY SPURGEON SIMPKINS, JR. and MARTHA ANN SIMPKINS made and executed to LAWRENCE Z. CROCKETT as Trustee, a certain Deed of Trust, conveying to him as Trustee, certain property hereinafter fully set forth and described, which said Deed of Trust is of record in the Register's Office of Davidson County, Tennessee in Book No. 5181 Page No. 308 ; and

WHEREAS, the undersigned was substituted as Trustee to act in the place and stead of LAWRENCE Z. CROCKETT , Trustee, as same appears of record in Book No. 5882 Page No. 408 in said Register's Office; and re-recorded in Book No. 5890, Page No. 995; and

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, the owner thereof requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the said property was advertised for sale in The Nashville Record, a weekly newspaper in Nashville, Tennessee on May 27, 1982, June 3, 1982 and June 10, 1982 and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 18th day of June , 1982 and place, being as mentioned in said advertisement the South door of the Courthouse, Nashville, Davidson County, Tennessee the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the said property was struck off and sold to MORTGAGE CORPORATION OF THE SOUTH , at and for the sum of ELEVEN THOUSAND NINE HUNDRED FIFTEEN and no/100 DOLLARS ($11,915.00) , that being the highest and best bid offered; and

WHEREAS, the said purchaser has complied with its said bid.

NOW, THEREFORE, the undersigned, Marvin Posner, Substitute Trustee, hereby bargains, sells and conveys unto the said MORTGAGE CORPORATION OF THE SOUTH the property above mentioned and now fully described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by J.P. Gollaher, Surveyor, May 21, 1952, as follows:
Beginning at a point in the center of Old Hickory Boulevard, being Clarence Biggs northwest corner; thence running with the middle of Old Hickory Boulevard north 36 degrees west 18 poles (297 feet more or less) to a point in said road; thence north 72 degrees east 88-1/5 poles (1455 feet more or less) to H.G. Phillips' west line; thence with H.G. Phillips' west line south 23 degrees 55 minutes east 14 poles (231 feet more or less) to a black locust tree; thence south 44 degrees 40 minutes east 8-1/5 poles (135 feet more or less) to Clarence Biggs' northeast corner; thence with Biggs' north line south 72 degrees west 84 poles (1386 feet more or less) to the beginning.

And the said Marvin Posner, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

IN WITNESS WHEREOF, the said Marvin Posner, Substitute Trustee, has hereunto set his hand and seal this the21st day of June, 1982.

Marvin Posner, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 21stday of June, 1982 , before me, a Notary Public in and for said State and County, duly commissioned and

qualified, personally appeared Marvin Posner, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year first above written.

Margaret Walker
Notary Public

My commission expires: 8-24-83

PROPERTY ADDRESS:

Route 3, Old Hickory Boulevard
Nashville, Tennessee 37218

MAIL TAX NOTICES TO:

Mortgage Corporation of the South
P.O. Box 10726
Birmingham, Alabama 35202

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $11,915.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura J. Taylor
Affiant

Subscribed and sworn to before me this the 21st day of June, 1982

Margaret Walker

My commission expires:
8-24-83

G.9.6.9.4.7

IDENTIF. REFERENCE

JUN 23 2 20 PM '82

FELIX Z. WILSON II. REGISTER
DAVIDSON COUNTY, TN

RECD

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

RECEIVED OF _____

FOR _____

BOOK 5902 PAGE 153

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
			11915.00- CO	
			30.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	37.44-
			435 AC6/23/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 9 6 9 4 7

T.
IDENTIF. REFERENCE

JUN 23 2 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 888037