PREPARED BY AND RETURN TO:
MARVIN POSNER
ATTORNEY AT LAW
SUITE 1113, 5050 POPLAR AVENUE
MEMPHIS, TENNESSEE 38157

OFFICIAL RECEIPT

map + parcel
103-2-145

BOOK 5914 PAGE 72

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 26th day of October, 1972, JAMES E. EASTERLY made and executed to HERSCHEL GREER 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. 4653 Page No. 74 ; and

WHEREAS, the undersigned was substituted as Trustee to act in the place and stead of HERSCHEL GREER Trustee, as same appears of record in Book No. 5853 Page No. 122 in said Register's Office; 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 March 18, 1982, March 25, 1982 and April 1, 1982, and giving the time, terms, place of sale and description of the property; and

WHEREAS, at the time, being the 13th day of April, 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 SANTA MONICA PROPERTIES, at and for the sum of SIXTEEN THOUSAND DOLLARS ($16,000.00), 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 SANTA MONICA PROPERTIES the property above mentioned and now fully described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 25 on the Map of the Subdivision of the C.C. Vernon Farm, of record in Book 161, page 164, Register's Office for said County, as follows: Said Lot No. 25 begins at a point on the westerly margin of Rural Avenue, 108.7 feet South of the South margin of Burgie Street, extended; thence North 86-1/4 degrees west 150 feet; thence South 10-3/4 degrees East 49.9 feet; thence South 86-1/2 degrees East 150 feet to the westerly margin of Rural Avenue; thence with same, north 10-3/4 degrees West 49.9 feet 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 the 13th day of April, 1982.

Marvin Posner, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 13th day of April, 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.

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

Margaret Walker
Notary Public

NOTARIAL SEAL GAILEY COUNTY, TENN.

My commission expires: Aug 24, 1983

PROPERTY ADDRESS:

183 Rural Avenue
Nashville, Tennessee 37209

MAIL TAX NOTICES TO:

Santa Monica Properties
3501 Hampton Avenue
Nashville, Tennessee 37215

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, $ 16,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22 day of July, 19 82

Frances M. Hancock

FRANKLIN TENN. • DAVIDSON CO. TENN.

My commission expires:
MY COMMISSION EXPIRES
~~OCTOBER 20, 1985~~

H00805

IDENTIF. REFERENCE

JUL 22 12 49 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

07/22 48.10- CHECK

9256

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

RECEIVED OF _____

FOR BOOK 5914 PAGE 74

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
			16000.00- CO	
			41.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	48.10-
9298A07/22/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 0 8 0 5

IDENTIF. REFERENCE

JUL 22 12 47 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892793