BOOK 5930 PAGE 358

To be assigned
Ld.

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 July 2, 1982, JAMES T. PATTERSON, JR., and wife, MARY FRANCES PATTERSON, executed a certain Deed of Trust to Don Rogers, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 5622, Page 324, 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 Don Rogers, said appointment being of record in Book 5900, Page 784, 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 July 29, 1982, August 5, 1982, and August 12, 1982, of said newspaper, such sale having been advertised for Thursday, August 19, 1982, commencing at 11:00 a.m., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by First Southern Bank, to-wit: A bid of Eight Thousand Five Hundred and no/100 Dollars ($8,500.00), 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, 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:

> A certain Condominium Unit in Davidson County, Tennessee, described as follows: Building 15, Unit 156, "Peppertree", Creedside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, and amended in Book 4984, page 174, and Book 5045, page 800, and Book 5086, page 80, and Book 5259, page 5, Register's Office for said County, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the Plat of "Peppertree" Creekside Meadows Condominiums, of record in Book 4675, pages 128, through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Garage Space 156G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and amended in Book 4984, page 174, and Book 5045, page 800, and Book 5086, page 80, and Book 5259, page 5, and shown on the Plat of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, are included in the exclusive use of the grantees.
>
> Being the same property conveyed to James T. Patterson, Jr., and wife, Mary Frances Patterson, by deed from John C. Schroer and wife, Susan J. Schroer, of record in Book 5212, page 875, 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 virtue of any recorded state, federal or local tax liens, but warrants

same 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 25th day of August, 1982.

ROBERT L. CALLIS
SUBSTITUTE TRUSTEE

H 0 6 2 3 0

IDENTIF. REFERENCE

FILED AUG 27 2 12 PM '82
FELIX WILSON II REGISTER
DAVIDSON COUNTY, TN

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 25th day of August, 1982.

Leon C. Short
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-2-84

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $33,000.00.

AFFIANT

Sworn to and subscribed before me, on this the 25th day of August, 1982.

Leon C. Short
NOTARY PUBLIC

MY COMMISSION EXPIRES:

6-2-84

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

BOOK 5930 PAGE 361

RECEIVED OF _____

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
			33000.00- CO	
			65.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	95.30-
6020A	08/27/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 6 2 3 0

IDENTIF. REFERENCE

AUG 27 2 12 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899291