This Instrument Prepared By:
George E. Mudter, Jr., Attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Parkway Mortgage Company, Inc.
201 Alhambria Circle, 12th Floor
Coral Gables, Florida 33134



Map 28 Group_____ Parcel 91

SUBSITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated January 10, 1979, to Stanley A. Warhaft, Trustee, executed by James N. Reed and wife, Anita M. Reed, as same appears of record in Book 5384, page 846, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Stanley A. Warhaft, as Trustee under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 5840, page 472, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 28, 1982, and subsequent insertions appearing on February 4, 1982, and February 11, 1982, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 19, 1982, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Parkway Mortgage Company, Inc., at and for the sum of Fifty-two Thousand Seven Hundred Fifty and 00/100 ($52,750.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Parkway Mortgage Company, Inc., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Parkway Mortgage Company, Inc., its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being part of Tract No. 14 on the plan of Henry Floto Estates of record in Book 421, page 147, Register's Office for said County and more fully described according to a January 8, 1978 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100 as follows:

BEGINNING at a point on the northwesterly margin of Gray's Point Road at a corner of the Gabriella M. Johnson Webb property (Book 3101, page 482, said Register's Office); thence, with northeasterly property lines of Webb, N 39° 02' W 417.5 feet, N 60° 40' W 1190.0 feet to a point at a corner of the John M. Bennett, Sr., property (Book 4238, page 784, said Register's Office); thence, with southeasterly and southwesterly property lines of Bennett and

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southwesterly lines of the Larry T. Bennett property (Book 4896, page 921, said Register's Office), N 29° 20' E 100.0 feet, S 60° 40' E 1190.0 feet, S 39° 02' E 432.0 feet to a point on the northwesterly margin of Gray's Point Road; thence, with said margin, S 51° 30' W 100.0 feet to the point of beginning and containing 4.0 acres, more or less.

Being the same property conveyed to Albert H. Johnson and wife, Betty Jean Johnson by deed from James N. Reed and wife, Anita M. Reed of record in Book 5604, page 554, Register's Office for Davidson County, Tennessee.

This is improved property known as 4682 Gray's Point Drive, Nashville, Tennessee 37080.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Parkway Mortgage Company, Inc., its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Substitute Trustee, has executed this instrument on the 1st day of April, 1982.

GEORGE E. MUDTER, JR.,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1st day of April, 1982.

Valerie Ann Harris
NOTARY PUBLIC

My commission expires: 10-20-85

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $52,750.00.

Affiant

Sworn to and subscribed before me,
this 1st day of April, 1982.

Valerie Ann Harris
Notary Public

My commission expires: 10-20-85

IDENTIF. REFERENCE

OCT 20 2 36 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

H 13407

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

RECEIVED OF _____ BOOK 5952 PAGE 540

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 |
|---|---|---|---|---|

52750.00- CO
137.02 CO TX
.50 PRFEE
6.00 WDEED
CHECK 143.52-
5060A10/20/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

OCT 20 2 36 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 905719