This instrument prepared by:

Robert N. Buchanan, III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel No.:
103-16-A-31

Third National Bank in
Nashville
201 Fourth Ave. North
Nashville, Tennessee
37244

same

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 19th day of November, 1982, by and between ROBERT N. BUCHANAN, III, Substitute Trustee, hereinafter called "Substitute Trustee" and THIRD NATIONAL BANK IN NASHVILLE, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 7th day of September, 1979, of record in Book 5503, page 547, Register's Office for Davidson County, Tennessee, E. Warner Bass and wife, Margaret G. Bass conveyed to Keith B. Simmons, Trustee, the hereinafter described real estate, to secure payment to The Rokeby Corporation of a Note dated September 7, 1979, in the original principal amount of One Hundred Nine Thousand Four Hundred Thirty and no/100 Dollars ($109,430.00); and

WHEREAS, the Note and Deed of Trust were assigned by The Rokeby Corporation to Third National Bank in Nashville by an Assignment of Deed of Trust of record in Book 5954, page 194, said Register's Office; and

WHEREAS, Keith B. Simmons was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville appointed Robert N. Buchanan, III to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 5954, page 195, Register's Office for said County; and

WHEREAS, the property encumbered by said Deed of Trust was sold to Ed L. Roberts and wife, Ann L. Roberts by deed of record in Book 5795, page 758, said Register's Office, and the Deed of Trust and note thereunder were assumed by Ed L. Roberts and wife, Ann L. Roberts; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and twenty-one (21) days notice was given of such default to Ed L.

Roberts and wife, Ann L. Roberts, in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the The Nashville Record that the property would be sold at 12:00 o'clock noon on Friday, November 19, 1982, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 28, November 4, and November 11, 1982, and sent a copy of such notice to Ed L. Roberts and wife, Ann L. Roberts and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Third National Bank in Nashville, at the price of One hundred nineteen thousand and no/100 Dollars ($ 119,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert N. Buchanan, III, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One hundred nineteen thousand and no/100 Dollars ($ 119,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Bank in Nashville, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Unit No. 107 of ROKEBY, a Condominium or Horizontal Property Regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the First Floor of ROKEBY of record in Book 5060, page 100, said Register's Office.
>
> Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 135, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Third National Bank in Nashville, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Robert N. Buchanan, III,

as Trustee, does hereby transfer, assign and set over to the Third National Bank in Nashville all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robert N. Buchanan, III
ROBERT N. BUCHANAN, III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BECKY E. WAGGONER, a Notary Public of the State and County aforesaid, personally appeared ROBERT N. BUCHANAN, III, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of DECEMBER, 1982.

Becky E Waggoner
Notary Public

My commission expires:
7/21/85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is one hundred nineteen thousand & no/100 Dollars ($ 119,000.00).

Robert H. Beecham Jr.
Affiant

Subscribed and sworn to before me this the 19th day of DECEMBER, 1982.

Becky E Waggoner
Notary Public

BECKY E. WAGGONER NOTARY PUBLIC DAVIDSON CO.

My commission expires:
7/21/85

RUSH

H 2 2 5 6 8

IDENTIF. REFERENCE

DEC 21 4 05 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RNB/12-7-82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5980 PAGE 790

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
			119000.00- CO	
			309.40 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 321.90-	
			6770A12/21/62 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 22568

IDENTIF. REFERENCE

DEC 21 4 05 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 916998