This instrument prepared by:

Paul E. Bidez
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK C016 PAGE 46

Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel No.:

Third National Mortgage Company Same 150-10-31
P. O. Box 2628
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 4th day of March, 1983, by and between Paul E. Bidez, Substitute Trustee, hereinafter called "Substitute Trustee" and Third National Mortgage Company, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 21st day of November, 1980, of record in Book 5683, page 452, Register's Office for Davidson County, Tennessee, Dewitt A. Hogue, Jr. and wife, Peggy S. Hogue, conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated November 21, 1980, in the original principal amount of Sixty Thousand Six Hundred Fifty and 00/100 Dollars ($60,650.00); and

WHEREAS, the property was subsequently conveyed to Felix D. Brown and wife, Jacqueline B. Brown, by Warranty Deed of record in Book 5760, page 109, said Register's Office, and the indebtedness secured by the Deed of Trust assumed; and

WHEREAS, Warren H. Wild, Jr. was unable to serve as such Trustee and the lawful holder of the Note, Third National Mortgage Company appointed Paul E. Bidez to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6003, page 229, Register's Office for said County; 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

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 Nashville Record that the property would be sold at 11:00 o'clock a.m. on Friday, March 4, 1983, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 10, 17, and 24, 1983, and sent a copy of

such notice to Felix D. Brown and wife, Jacqueline B. Brown, 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 Mortgage Company, at the price of Sixty-Seven Thousand Nine Hundred Ninety-Six and 85/100 Dollars ($67,996.85), this being the highest, last and best bid.

NOW, THEREFORE, I, Paul E. Bidez, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Sixty-Seven Thousand Nine Hundred Ninety-Six and 85/100 Dollars ($67,996.85), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Mortgage Company, its heirs, 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:

> BEING Lot No. 94 on the Plan of Cherry Hills, Section 10-B, as of record in Plat Book 5210, page 139, Register's Office of Davidson County, Tennessee.
>
> BEING the same property conveyed to Dewitt A. Hogue, Jr. and wife, Peggy S. Hogue, by deed from Intercontinental Construction Corporation, of record in Book 5683, page 449, said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Third National Mortgage Company, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Paul E. Bidez, as Trustee, does hereby transfer, assign and set over to Third National Mortgage Company 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.

Paul E Bidez Substitute Trustee
PAUL E. BIDEZ, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Mary Anne Blackman, a Notary Public of the State and County aforesaid, personally appeared PAUL E. BIDEZ, 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 4th day of March, 1983.

Mary Anne Blackman
Notary Public

My commission expires:
8-9-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Sixty-Seven Thousand Nine Hundred Ninety-Six and 85/100 Dollars ($67,996.85).

Paul E Bidez
Affiant

Subscribed and sworn to before me this the 4th day of March, 1983.

Mary Anne Blackman
Notary Public

My commission expires:
8-9-86

H 34 IDENTIFICATION REFERENCE
MAR 4 4 13 PM '83
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

PEB/2-9-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6016 PAGE 49

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

67996.85- CO
176.80 CO TX
.50 PRFEE
9.00 WDEED
CHECK 186.30-
1144A03/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 4 3 4 4

IDENTIF. REFERENCE

MAR 4 4 13 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 933178