OFFICIAL RECEIPT

This Instrument Was Prepared By
KEVIN J. JONES
LOEWENSTEIN, ZIEGLER & BUFFALOE
1200 THIRD NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

BOOK 6058 PAGE 951

ADDRESS NEW OWNER:

First Farmers & Merchants National Bank
of Columbia, Tennessee
P. O. Box 1148
Columbia, Tennessee 38401

SEND TAX BILLS:

Same

RUSH

H 48571

IDENTIF. REFERENCE

MAY 18 2 45 PM '83

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $188,500.00.

Affiant

Subscribed and sworn to before me this 17th day of May, 1983.

Notary Public

My Commission Expires: July 27, 1986

D E E D

WHEREAS, by Deed of Trust dated September 19, 1980, of record in Book 5654, page 523, Register's Office for Davidson County, Tennessee, Dr. Joel W. Berlin and wife, Patricia Ann Berlin conveyed the property hereinafter described to Joseph A. Ford, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said Joseph A. Ford was unable to serve as Trustee, the lawful owner and holder of said note described in mortgage, appointed Robert P. Ziegler as Substitute Trustee by written instrument recorded in Book 6034, page 461, Register's Office for Davidson County, Tennessee;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Security Pacific Finance Money Center, Inc., the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for four consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 21, April 28, May 5, and May 12, 1983, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, Substitute Trustee, did offer the property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead on Tuesday, May 17, 1983, at 12:00 noon at the Main (South) Door of the Courthouse in Nashville, Davidson County, Tennessee; and

OFFICIAL RECEIPT

WHEREAS, at said sale, First Farmers & Merchants National Bank of Columbia, Tennessee was the highest and best bidder, the amount of its bid being in the sum of One Hundred Eighty-Eight Thousand Five Hundred Dollars ($188,500.00) which included the balance due and owing on the first mortgage in favor of Commerce Union Bank in the amount of One Hundred Twenty-Nine Thousand Eight Hundred and Forty-Four Dollars and Three Cents ($129,844.03) and the balance together with costs being due and owing on the second mortgage, upon which this foreclosure was advertised, to Security Pacific Finance Money Center, Inc. in the amount of Fifty-Eight Thousand Six Hundred and Fifty-Five Dollars and Ninety-Seven Cents ($58,655.97);

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES;

I, Robert P. Ziegler, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said First Farmers & Merchants National Bank of Columbia, Tennessee, its successors and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lots 5 and 6 on the Map of the May Overton Estate as of record in Book 421, Page 162, Register's Office for said County, and being a part of the land marked "Stamps Property" shown on the Plan of Southmeade, Sec. II, as of record in Book 2133, page 64, said Register's Office, and being described according to a plat prepared by W. W. Turner, Engineers, dated March 30, 1953, as follows:

Beginning at an iron pin in the east margin of Franklin Road, 144.6 feet south from a concrete monument set in the beginning of a curve into a 50 foot roadway, shown on the aforesaid Plan of Southmeade, Sec. II; thence easterly 521.6 feet to a point in the west line of Lot No. 9 on the said Plan of Southmeade, Sec. II, said point being 170 feet south of the south margin of said roadway; thence with the line of Lot No. 9, south 3° 57' west 110 feet to a point; south 7° 26' east 61 feet to a point, said point being 181.6 feet more or less from the north margin of Overton Street, as closed, shown on the aforesaid Map of the May Overton Estate; thence westerly 500.2 feet to a point in the east margin of Franklin Road, being 175 feet more or less north from the north margin of Overton Street, as shown on said Map, now closed; thence with the margin of Franklin Road, north 7° 08' west 175 feet to the point of beginning.

Being the same property conveyed to Patricia Ann Berlin by Quitclaim Deed from Robert L. Jackson, Trustee, of record in Book 5628, page 513, Register's Office for Davidson County, Tennessee.

This is improved property located at 4214 Franklin Road, Nashville, Tennessee, 37204.

This conveyance is made subject to unpaid taxes, the redemption rights of the Internal Revenue Service, and to all restrictions of record and any other prior mortgages and liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said First Farmers & Merchants National Bank of Columbia, Tennessee, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 5654, page 523, Register's Office for Davidson County, Tennessee, and my appointment of record in Book 6034, page 461, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said First Farmers & Merchants National Bank of Columbia, Tennessee, its successors and

assigns all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereunto set his hand this 17th day of May, 1983.

Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 17th day of May, 1983.

NOTARY PUBLIC

My Commission Expires:

July 27, 1986

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6058 PAGE 954

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
			166500.00- CO	
			490.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 499.60-	
8448A05/10/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 8 5 7 1.

IDENTIF. REFERENCE

MAY 18 2 45 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 949907