This instrument prepared by:
William P. Dougan, for THOMAS, HALLIBURTON & WEISSMAN
4721 Trousdale Dr., Ste. #23, Nashville, TN 37220

BOOK 6095 PAGE 813

Map No. 109-00-0-216.00

Field Book No. 40 - 5385

This is improved property at:

12212 Old Hickory Blvd.
Hermitage, TN 37076

SEND TAX BILLS TO:

Union National Bank of Little Rock
Mortgage Loan Division
P. O. Drawer 3318
Little Rock, AR 72203

The actual consideration or value, whichever is greater for this transfer, is $122,718.98.

William P. Dougan
Affiant

Subscribed and sworn to before me this 15th day of July, 1983.

Sarah Harbison
Notary Public

My Commission Expires: April 2, 1985

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUCCESSOR TRUSTEE'S DEED

Whereas, Randal Wade Bissinger executed a deed of trust on the 24th day of February, 1982, which was recorded in Trust Deed Book 5858, Page 366, Register's Office of Davidson County, Tennessee, conveying to Tim N. Taylor, Trustee, the hereinafter described property to secure payment to Capitol Mortgage Corporation, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Union National Bank of Little Rock, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6076, Page 523, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on July 15, 1983, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when Union National Bank of Little Rock, being the highest and best bidder, became the purchaser at the price of $122,713.98, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said Union National Bank of Little Rock, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

BEING a 7.33, more or less, acre tract of land lying in the 2nd Civil District of Davidson County, Tennessee; said tract further described as being a portion of the property conveyed in Book 4957, Page 957, Register's Office of Davidson County, Tennessee.

BEGINNING at a point lying on the westerly margin of Old Hickory Boulevard said point being further described as lying 835, more or less, feet south of the southeast corner of the F. A. McIntire, Sr. property as of record in Book 3846, Page 986, Register's Office of Davidson County, Tennessee; thence running with said westerly margin of Old Hickory Boulevard south 4 degrees 19 minutes 57 seconds east a distance of 310.41 feet to a point on the northerly property line of the United States Government property; thence running with said United States Government's northern line north 81 degrees 28 minutes 23 seconds west a distance of 875.29 feet to a point; thence continuing with the United States Government line north 81 degrees 23 minutes 07 seconds west a distance of 273.45 feet to a point; thence leaving said United States Government's northern line and running north 13 degrees 06 minutes 05 seconds east a distance of 275.82 feet to a point; thence south 82 degrees 57 minutes 01 seconds east a distance of 1058.01 feet to the point of beginning, containing 7.33, more or less, acres.

BEING the same property conveyed to Randal W. Bissinger by deed from Vicki Lynn Trigona Bissinger of record in Book 5477, page 693, and Book 5952, page 595, both in the said Register's office.

OFFICIAL RECEIPT

TO HAVE AND TO HOLD THE same unto the said Union National Bank of Little Rock, its successors and assigns, forever William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or hnder him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 15th day of July, 1983

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of July, 1983, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires: April 22, 1984

Sarah Horner
Notary Public

SARAH HORNER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

H 6 0 7 0 9

JUL 15 1 51 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6095 PAGE 816

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

122713.58- CO
319.02 CO TX
.50 PRFEE
9.00 WDEED
CHECK 329.52-
2234A07/15/83 BAI .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 0 7 0 9

IDENTIF. REFERENCE

JUL 15 | 51 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 963957