OFFICIAL RECEIPT



This instrument prepared by:
Paul E. Bidez
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

| Address New Owner(s) as Follows: | Send Tax Bills To: | Map Parcel No.: |
|---|---|---|
| Third National Mortgage Company<br>444 James Robertson Parkway<br>Nashville, Tennessee 37219 | same | 17-0-20<br><br>Field Book No.:<br>10D-4055 |

## SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 29th day of November, 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 11th day of April, 1980, of record in Book 5591, page 30, Register's Office for Davidson County, Tennessee, Joseph T. Keaton and wife, Barbara Keaton conveyed to Thomas F. Baker, IV, Trustee, the hereinafter described real estate, to secure payment to First Tennessee Bank, N.A. Memphis of a Note dated April 11, 1980, in the original principal amount of Thirty-Three Thousand Five Hundred Dollars ($33,500.00); and

WHEREAS, the Note and Deed of Trust were assigned by First Tennessee Bank, N.A. Memphis to Third National Mortgage Company by an Assignment of Deed of Trust of record in Book 6166, page 580, said Register's Office; and

WHEREAS, Thomas F. Baker, IV 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 6166, page 581, 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 on November 29, 1983, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on November 3, November 10, and November 17, 1983, and sent a copy of such notice to Joseph T. Keaton and wife, Barbara Keaton 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 Thirty Five Thousand Eight Hundred Twelve and 84/100 Dollars ($35,812.84), 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 Thirty Five Thousand Eight Hundred Twelve and 84/100 Dollars ($35,812.84), 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:

> Land situated in County of Davidson and State of Tennessee, to wit: Land lying in the 10th Civil District of said County and lying in the southwest corner of and being a part of the property conveyed to Bennie J. Pike by deed from J. R. Pike et ux, of record in Book 1344, page 245, Register's Office for Davidson County, Tennessee.
>
> Said tract herein conveyed fronts 220 feet along the center line of Union Hill Road and runs back between parallel lines in a northerly direction a distance of 95 feet on the westerly side and a distance of 105 feet on the easterly side and measures 220 feet more or less, on the rear. The westerly side of said tract runs along the westerly boundary of said larger tract, and the southerly side of said tract runs along the southerly boundary of said larger tract. The property herein conveyed being a part of the larger tract.
>
> Being the same property conveyed to Joseph T. Keaton and wife, Barbara R. Keaton by deed from Maxie Britt Galbreath and wife, Sharon Sue Galbreath, of record in Book 5591, page 27, Register's Office for Davidson County, Tennessee.

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 the grantee 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

OFFICIAL RECEIPT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

BOOK 5183 PAGE 590

Before me, Carolyn Hammons, 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 25th day of November, 1983.

Carolyn Hammons
Notary Public

My commission expires: 4-19-87

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is Thirty Five Thousand Eight Hundred Twelve and 84/100 Dollars ($35,812.84).

Paul E Bidez
Affiant

Subscribed and sworn to before me this the 25th day of November, 1983.

Carolyn Hammons
Notary Public

My commission expires: 4-19-87

11/29 105.58- CHECK
H089211
IDENTIF. REFERENCE
Nov 29 1 58 PM '83
FEE
REGISTER
DAVIDSON COUNTY, TN

5683



PEB/11-29-83

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

RECEIVED OF _____

FOR _____

BOOK 6183 PAGE 591

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 35812.84- CAMT. | |
| | | | 93.08 CSTAX | |
| | | | .50 PRFEE | |
| | | | 12.00 WDEED | |
| | | | CHECK 105.58- | |
| | | | 5683A11/29/83 BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 8 9 2 1

IDENTIF. REFERENCE

Nov 29 1 58 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 996415