OFFICIAL RECEIPT

This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Rd., Nashville, Tn. 37205

BOOK 6186 PAGE 97

Map No. 82 - 8 - 51

Parcel No. 19W - 14225

This is improved property at:

701 Neill
Nashville, TN 37206

SEND TAX BILLS TO:

Union National Bank of Little Rock
P. O. Box 3318
Little Rock, Arkansas 72203

The actual consideration or value, whichever is greater for this transfer, is $ 28,911.27

William P. Dougan
Affiant

Subscribed and sworn to before me this 30th day of November, 1983.

Notary Public

My Commission Expires:

My Commission Expires April 19, 1987

SUCCESSOR TRUSTEE'S DEED

Whereas, James F. Peak executed a deed of trust on the 24th day of February, 19 82, which was recorded in Trust Deed Book 5856, Page 342, 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 6013, Page 746, 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 November 18, 1983, at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

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6554

OFFICIAL RECEIPT

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 $ 28,911.27, and BOOK 6186 PAGE 98

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 Lot No. 54 on the Bransford Realty Company's Subdivision of the McWhirter Tract and the Love McFerrin Tract, as of record in Book 421, page 52, said Register's Office, to which plan reference is made for a more complete description.

BEING the same property conveyed to James F. Peak by deed from Dennis Enterprises, a partnership, of record in Book 5834, page 833, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ginger Faye Pearson by quitclaim deed from James F. Peak, of record in Book 5910, page 993, said Register's Office.

H 8967.3 IDENTIF. REFERENCE Dec 2 9 41 AM '83 FELIX Z. WHITE REGISTER DAVIDSON COUNTY, TN

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 30th day of November, 1983.

William P. Dougan
Substitute Trustee

NOTARY PUBLIC L. ECKHARDT DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 19 83, 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 WTTNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:

My Commission Expires April 19, 1987

Notary Public L. Eckhardt

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

RECEIVED OF _____

FOR _____

BOOK 6186 PAGE 99

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

28911.27- CAMT.
75.14 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 81.64-
6554A12/02/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 9 6 7 3

IDENTIF. REFERENCE

DEC 2 9 41 AM '83

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 997252