This instrument prepared by:
Julian L. Bibb
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows: Send Tax Bills To: Map Parcel No.:
162-9A-94

Williamson County Bank
Public Square
Franklin, TN.
37064
Attn: John T. Flaugher

Field Book No.:
5 DU 55970

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 19th day of January, 1984, by and between Julian L. Bibb, Substitute Trustee, hereinafter called "Substitute Trustee" and Williamson County Bank, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 4th day of October, 1980, of record in Book 5673, page 772, Register's Office for Davidson County, Tennessee, Carl Edward Elrod and wife, Mayme A. Elrod conveyed to Charles P. Cron, Trustee, the hereinafter described real estate, to secure payment to Williamson County Bank of a Note dated October 4, 1980, in the original principal amount of Fifteen Thousand Dollars ($15,000.00); and

WHEREAS, Charles P. Cron was unable to serve as such Trustee and the lawful holder of the Note, Williamson County Bank appointed Julian L. Bibb to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6101, page 342, 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, notice was given of such default to Carl Edward Elrod and wife, Mayme A. Elrod, in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; 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 12:00 o'clock noon on January 19, 1984, at the front (south) door of the Courthouse

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8392

in Davidson County, Tennessee, such advertisement appearing in said paper as required by the Deed of Trust, and sent a copy of such notice to Carl Edward Elrod and Mayme A. Elrod and following such notice the default was not cured; and

XXXWHEREAS, due notice of such sale was given to the State of Tennessee Department of Revenue who had filed a state tax lien on said property, as required by law; 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 Williamson County Bank, at the price of Ten Thousand and no/100 Dollars ($10,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Substitute Trustee as aforesaid, in consideration of the premises and the sum of Ten Thousand and no/100 Dollars ($10,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Williamson County Bank, 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:

> A certain Condominium Apartment in Davidson County, Tennessee, described as follows:
>
> Town House No. 94, Building No. 16, in a Horizontal Property Regime, as shown on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, page 133, Register's Office for said County, to which reference is here made.
>
> Being the same property conveyed to Carl Edward Elrod and wife, Mayme A. Elrod by deed from Randall Phillips Builders, Inc. of record in Book 4963, page 543, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Williamson County Bank, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Julian L. Bibb, as Substitute Trustee, does hereby transfer, assign and set over to the Williamson County Bank 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 Substitute 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, deeds of trust, 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.

JULIAN L. BIBB, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Celia E. Bowie, a Notary Public of the State and County aforesaid, personally appeared JULIAN L. BIBB, 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 19th day of January, 1984.

Notary Public

My commission expires: July 27, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Ten Thousand and no/100 Dollars ($ 10,000.00).

Affiant

Subscribed and sworn to before me this the 19th day of January, 1984.

Notary Public

My commission expires: July 27, 1986

H 9 9 3 7 6.

IDENTIF. REFERENCE

JAN 23 4 04 PM '84

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

10000.00- CAMT.
26.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 38.50-
8392A01/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 9 3 7 6

IDENTIF. REFERENCE

JAN 23 4 04 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 8760