THIS INSTRUMENT PREPARED BY:

Robert L. Callis
Attorney at Law
226 Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122

SEND TAX BILLS TO:

First Southern Bank
P. O. Box 130
Mt. Juliet, TN 37122

BOOK 6248 PAGE 656

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of March 11, 1980, DWIGHT L. PENNINGTON executed a certain Deed of Trust to DON ROGERS, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 5593, Page 78, Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions contained in the aforementioned Deed of Trust, ROBERT L. CALLIS, was appointed Substitute Trustee in the place and stead of Don Rogers, said appointment being of record in Book 6201, Page 706, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Substitute Trustee, has been requested by FIRST SOUTHERN BANK, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of February 16, 1984, February 23, 1984, and March 1, 1984, of said newspaper, such sale having been advertised for Friday, March 9, 1984 commencing at 10:15 a.m. at the South door of the Metropolitan Davidson County Court House in Nashville, Davidson County,

Map 81
Group 16
Parcel 331
Field Book 2W-24610

3912 03/14/13 40 CHECK

Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by First Southern Bank, to-wit: A bid of One Thousand Five Hundred ($1,500.00) Dollars, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Robert L. Callis, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto First Southern Bank, the property advertised and sold as herein above recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being the southerly 37 1/2 feet of the northerly 75 feet of the easterly 41 feet of Lot No. 37 and the southerly 37 1/2 feet of the northerly 75 feet of Lot No. 38 on the Plan of McGavock, Wetmore and others Second Addition called the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said parts of Lots Nos. 37 and 38 front 37 1/2 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 91 feet to an alley.

Being the same property conveyed to Dwight L. Pennington by deed of Elenora Lewis, unmarried, of record in Deed Book 5577, Page 639, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 1115 14th Avenue North, Nashville, Tennessee.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded easements and liens, and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same only against the lawful claims of all persons claiming by, through, or under a conveyance from the undersigned as

Substitute Trustee under the provisions of the above described Deed of Trust, and not further otherwise. BOOK 6248 PAGE 658

This instrument executed on this the 12 day of March, 1984.

ROBERT L. CALLIS
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, Robert L. Callis, Substitute Trustee, with whom I am personally acquainted, and who acknowledges the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal on this the 12th day of March, 1984.

Denise Carver
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-26-87

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer, is $1,500.00.

AFFIANT

Sworn to and subscribed before me on this the 12th day of March, 1984.

Denise Carver
NOTARY PUBLIC

MY COMMISSION EXPIRES:

7-26-87

10863

IDENTIF. REFERENCE

Mar 14 12 55 PM '84

FILED & RECORDED
DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6248 PAGE 659

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
			1501.00- CONT.	
			3.50 CSTAX	
			.50 PRFEE	
			9.00 MISC	
				13.40-
09/28/04	SAL			.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] REFERENCE
04 12 PM 04
REGISTER
DAVIDSON COUNTY, TN

No. 19919