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IDENTIF. REFERENCE

MAY 11 3 07 PM '84

FELIX E. DALTON REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 6290 PAGE 983

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of May, 1984.

Notary Public

My Commission expires: April 19, 1987

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:
Travis Anderson
c/o First Southern Bank
P. O. Box 130
Mt. Juliet, TN 37122

Send Tax Bills to:
Travis Anderson
1010 Country Club Road L-6
Cookeville, TN 38501

Map-Parcel Numbers
105-10
Part 183 Jr

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 10th day of May, 1984, by and between WESLEY TURNER, SUBSTITUTE TRUSTEE, FIRST PARTY, and TRAVIS ANDERSON, SECOND PARTY,

W I T N E S S E T H :

WHEREAS, by a deed of trust, dated June 9, 1982, of record in Book 5896, page 948, Register's Office for Davidson County, Tennessee, ABLS, a limited partnership, conveyed to Jack Ray, Trustee, the hereinafter described property to secure the payment of the indebtedness described therein; and,

WHEREAS, Jack Ray, Trustee, was unable to act as Trustee under said deed of trust and I was appointed Substitute Trustee by the owner and holder of said note, by an instrument of record in Book 6266, page 628, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said promissory note and the holder thereof directed First Party to advertise and sell said property in satisfaction of said indebtedness, and the costs of foreclosure, in accordance with the terms and provisions of said note and deed of trust; and,

WHEREAS, the deed of trust provides that upon default, sale of the property is to be made in Putnam County, Cookeville, Tennessee. Accordingly, although the property is located in Davidson County, Tennessee, sale of the property was held in Cookeville, Putnam County, Tennessee; and,

WHEREAS, pursuant to said notice, First Party did advertise said property for sale in accordance with the terms and provisions of said note and deed of trust, notices of the time and place of said sale being published in the Herald Citizen on April 13, 1984; April 20, 1984; and April 27, 1984; and in The Nashville Record on April 12, 1984; April 19, 1984 and April 26, 1984; and,

WHEREAS, First Party did cause said property to be offered for sale at the front door of the Court House in Putnam County, Tennessee, on Thursday, May 10, 1984 at 12:00 o'clock noon, Second Party, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THREE HUNDRED THOUSAND AND NO/100 ($300,000.00) DOLLARS, and said sum of said bid having been paid, the receipt therefor is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, First Party has this day bargained and sold and by these presents does transfer and convey unto Second Party, his successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being part of a lot or parcel of land marked "Residence" on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County, described partly according to a survey made by Hickerson-Miller, Engineers-Surveyors, April 21, 1939, as follows:
>
> Beginning at the northwest corner of 8th Avenue South and Douglas Avenue; thence with the westerly margin of said Avenue north 22 degrees 15 minutes west 156.8 feet; thence South 67 degrees 45 minutes west 178.5 feet; thence south 23 degrees 30 minutes east 156 feet to the northerly margin of Douglas Avenue; thence with the same north 67 degrees 55 minutes east 175 feet to the beginning.
>
> Being the same property conveyed to ABLS, a limited partnership by deed from E. N. Hester and wife, Peggy Hester, of record in Book 5813, page 384, Register's Office for said County.

This conveyance is made subject to vendor's lien retained in the deed of record in Book 5813, page 384, said Register's Office, in the approximate remaining principal amount of Seventy Thousand and no/100 ($70,000.00) Dollars, any unpaid taxes that may be a lien against said property, and any rights of redemption not waived in the deed of trust.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Second Party, his successors and assigns, forever, and in bar of equity of redemption, homestead, dower, and all other exemptions of every kind.

And I, Wesley Turner, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me to the said Second Party, his successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto set his signature this the day and date first above written.

Wesley Turner, Substitute Trustee

Wesley Turner, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Debra D. Walters, a Notary Public in and for said State and County, the within named WESLEY TURNER, SUBSTITUTE TRUSTEE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee, this 11th day of May, 1984.

Debra D. Walters
Notary Public

My Commission Expires:

April 19 1987

DEBRA D. WALTERS NOTARY PUBLIC DAVIDSON COUNTY, TEN.

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

RECEIVED OF _____

FOR _____

BOOK 6290 PAGE 986

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

370000.00- CAMT.
962.00 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 971.50-
6120A05/11/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12174

IDENTIF. REFERENCE

MAY 11 3 07 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35654