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:
Third National Mortgage Company
444 James Robertson Parkway
Nashville, TN 37219

Send Tax Bills To:
Same

Map Parcel No.:
119-13-254

BOOK 6290 PAGE 996

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 11th day of May, 1984, by and between Third National Mortgage Company, a Tennessee corporation (hereinafter "TNMC") and Paul E. Bidez, Substitute Trustee.

WHEREAS, by Deed of Trust dated the 15th day of August, 1983, of record in Book 6118, page 11, Register's Office for Davidson County, Tennessee, Harold L. Sund conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate, to secure payment to Third National Mortgage Company of a Note dated August 15, 1983, in the original principal amount of Thirty-Four Thousand Four Hundred and 00/100 Dollars ($34,400.00); and

WHEREAS, Warren H. Wild, Jr. 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 6270, page 911, 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 A.M. on Friday, May 11, 1984, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on April 19 and 26 and May 3, 1984, and sent a copy of such notice to Harold L. Sund 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 TNMC, at the price of Twenty-Seven Thousand Eight Hundred Thirty-Six and 00/100 Dollars ($27,836.00), 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 Twenty-Seven Thousand Eight Hundred Thirty-Six and 00/100 Dollars ($27,836.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto TNMC, its 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:

> BEING Lot No. 18 on the Map of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 75, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to Harold L. Sund by deed from Erin Ann Potts, unmarried, of record in Book 6118, page 8, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto TNMC, its successors and assigns, in fee simple forever, and in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, and Paul E. Bidez, as Trustee, does hereby transfer, assign and set over to the TNMC 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. BOOK 6290 PAGE 998

(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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Christine T McClain, 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 11th day of May, 1984.

Christine T McClain
Notary Public

My commission expires: April 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Twenty-Seven Thousand Eight Hundred Thirty-Six and 00/100 Dollars ($27,836.00).

Paul E Bidez
Affiant

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

Christine T McClain
Notary Public

My commission expires: April 17, 1988

I 2 1 7 7 9

IDENTIF. REFERENCE

MAY 11 3 13 PM '84

FEE $ RECORDED & FILED IN REGISTER'S OFFICE DAVIDSON COUNTY, TN

RUSH

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

RECEIVED OF _____

FOR _____

BOOK 6290 PAGE 999

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
			27836.00- CAMT.	
			72.23 CSTAX	
			.50 PRFEE	
			5.00 MTGFEE	
			CHECK	81.73-
6125A05/11/84 BAL				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 2 1 7 7 9

IDENTIF. REFERENCE

MAY 11 3 13 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35659