THIS INSTRUMENT PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

MAIL →

MAP 118-2
PAR 130
16 DA-12095

C. EDWARD COOMER

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: MID-STATES MORTGAGE CORPORATION

BOOK 6348 PAGE 311

WHEREAS, by Deed of Trust executed December 2, 1983, and of record in Book 6193, page 981, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Jonathan Railey and Bryant McKee to Tim N. Taylor, Trustee, to secure payment of a promissory note of even date therewith as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said Jonathan Railey and Bryant McKee, their heirs, administrators, successors or assigns, after advertising the time and place of said sale as required by law; and

WHEREAS, said Deed of Trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, the Mid-States Mortgage Corporation did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 6323, page 945, Register's Office for Davidson County, Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, that said property would be sold at the main door of the Davidson County Courthouse in Nashville, Tennessee, on Monday, July 30, 1984, at 12:00 Noon to the highest and best bidder for cash free from all of the rights of the said Jonathan Railey and Bryant McKee, their heirs, administrators successors and assigns; and

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and the Mid-States Mortgage Corporation was the highest and best bidder, said bid being in the amount of $49,611.70.

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of

Trust, have this day bargained and sold and do by these presents hereby transfer and convey to the Mid-States Mortgage Corporation to have and to hold to it and to its successors and assigns forever and free from the rights of the said Jonathan Railey and Bryant McKee land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 75 on the Map of Kirkwood Heights, as of record in Book 1130, page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 30th day of July, 1984, by subscribing hereto my official signature at Nashville, Tennessee.

C. EDWARD COOMER

C. Edward Coomer
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 30th day of July, 1984, at Nashville, Tennessee.

My Commission Expires:

12-20-85

NOTARY PUBLIC

Phyllis Keeson
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $49,611.70, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of July, 1984, at Nashville, Tennessee.

My Commission Expires:
10-20-85

NOTARY PUBLIC

ADDRESS: Mid-States Mortgage Corporation
G.P.O. Box 463-A
Detroit, MI 48232

SEND TAX BILLS TO: Same

139515

IDENTIF. REFERENCE

JUL 30 1 06 PM '84

DAVIDSON COUNTY, TN REGISTER

MAIL ENV

7861 07/30 138.46- CHECK

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

49611.70- CAMT.
128.56 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 138.46-
7861A07/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 9 5 1 5.

IDENTIF. REFERENCE

JUL 30 1 05 PM '84

REGISTER
DAVIDSON COUNTY, TN

No.0056792