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

Mail

MAP 91-08
PAR 311

C. EDWARD COOMER

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: MID-STATES MORTGAGE CORPORATION

BOOK 6522 PAGE 126

WHEREAS, by Deed of Trust executed December 5, 1983, and of record in Book 6224, page 733, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Nathaniel A. Mumphrey, Sr. and daughter Juanita M. Mumphrey to Tim N. Taylor, Trustee, to secure payment of a promissory note of even date herewith 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 Nathaniel A. Mumphrey, Sr. and Juanita M. Mumphrey, 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 6498, page 541, 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 Friday, March 29, 1985, at 12:00 Noon to the highest and best bidder for cash free from all of the rights of the said Nathaniel A. Mumphrey, Sr. and Juanita M. Mumphrey, their heirs, administrators, successors or 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 $39,013.39

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 Nathaniel A. Mumphrey, Sr. and Juanita M. Mumphrey land in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 8 and 9, Block G Map of a Resubdivision of Parts of Lots 13, 19, 28 and 21 of Clifton, as of record in Plat Book 421, page 49, Register's Office for said County, and described according to a copy of a survey thereof made by John Kohl & Company November 25, 1983, as follows:
>
> Said Lots adjoin and front together 60 feet on the southerly side of Michigan Avenue and run back between parallel lines 124.5 feet to an alley.
>
> Being the same property conveyed to Nathaniel M. Mumphrey, Sr. and Juanita M. Mumphrey by deed of record in Book 2038, page 80, Register's Office for Davidson County, Tennessee.

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 29th day of March, 1985, 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 29th day of March, 1985, at Nashville, Tennessee.

My Commission Expires:

10-20-85

Phyllis Coomer
NOTARY PUBLIC

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $39,013.39, 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 29th day of March, 1985, at Nashville, Tennessee.

My Commission Expires:

10-30-85

NOTARY PUBLIC

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

SEND TAX BILLS TO: Same

I 9 2 8 4 7

T. IDENTIF. REFERENCE

MAR 29 12 17 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/25 10.90- CHECK

3086

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

RECEIVED OF _____ BOOK 6522 PAGE 129

FOR _____

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

39018.39- CAMT.
101.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 110.90-
3386A03/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 2 8 4 7

IDENTIF. REFERENCE

Mar 29 12 17 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120449