Map and Parcel No.
815-15-448

This Instrument Prepared By:

Barry B. Bedford, Attorney
Suite 301, Realtors Bldg.
306 Gay Street
Nashville, TN 37201

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 24th day of April, 1983, McCoy C. Zachry was named Trustee in a Deed of Trust of even date executed by Pearlene B. Shelton and Thurman Shelton , conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $25,000.00, principal plus interest, said Deed of Trust being recorded in Book 6043, page 189, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Barry W. Bedford was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 6573, page 641, in the Register's Office for Davidson County, Tennessee; of the said indebtedness, and under and by virtue of the powers vested in him as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days' notice by three (3) weekly successive publications, namely: June 20, 1985, June 27, 1985 and July 4, 1985, in The Nashville Record newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of statutory right of redemption, dower, and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement, on Wednesday, July 10, 1985, at 11:00 a.m., at the front door of the Courthouse in Davidson County, Tennessee, Barry W. Bedford, as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time First American National Bank of Nashville submitted the highest and best bid in the amount of $25,935.12.

NOW, THEREFORE, in consideration of the premises, Barry W. Bedford, Substitute Trustee, does hereby sell, transfer and convey to First American National Bank of Nashville, its successors and assigns, in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 59 on the plan of George Shields Addition to Nashville, of record in Book 57, page 62, Register's Office for said County.
>
> SAID Lot No. 59 fronts 50 feet on the southerly margin of Heiman Street and extends back between parallel lines 140 feet to an alley.
>
> BEING the same property conveyed to Pearlene Shelton under the Will of Estella Span, also known as Estella Spann in Will Book 98, page 374, Probate Court for Davidson County, Tennessee.

This is improved property known as 1903 Heiman Street, Nashville, Tennessee 37208.

Barry W. Bedford, Substitute Trustee, conveys to First American National Bank of Nashville, all the rights conveyed to him as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as he, as such Substitute Trustee, may lawfully make, all his actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

27/11 73.34 - CHECK

5779

WITNESS my hand at Nashville, Tennessee, this 10th day of JULY, 1985.

Barry W. Bedford
Barry W. Bedford
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6603 PAGE 398

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barry W. Bedford, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory knowledge, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10TH day of JULY, 1985.

My Commission Expires OCT. 19, 1986

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,935.12.

Barry W. Bedford
AFFIANT

Subscribed and sworn to before me this 11th day of July, 1985.

NOTARY PUBLIC

My Commission Expires:

Buyer + Seller Bill
1st Amer Natl Bank
Real Estate Dept
1st Amer Center
Nash. Tenn 37237

IDENTIF. REFERENCE

JUL 11 12 27 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

J1:9977

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6603 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

25935.12- CONT.
67.34 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 73.84-
6779A07/11/85 BAL .2[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 9 7.7

IDENTIF. REFERENCE

JUL 11 12 27 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 153099