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

98-05-0
PAR 123

C. EDWARD COOMER

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: MID-STATES MORTGAGE CORPORATION

BOOK 6899 PAGE 458

WHEREAS, by Deed of Trust executed February 8, 1985, and recorded in Book 6492, page 415, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Lucian D. Wirt and Wife, Barbara Wirt (mortgagors) to Tim N. Taylor, Trustee, to secure payment of a promissory note of the same date 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 the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event 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 is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 6654, page 127, Register's Office of said County; and

WHEREAS, the Mid-States Mortgage Corporation did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 6654, page 119, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on November 1, 1985, at 12:00 Noon, for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Mid-States Mortgage Corporation was the highest and best bidder for cash, said bid being in the amount of $62,122.95;

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 transfer and convey to the Mid-States Mortgage Corporation, its successors and assigns forever, that certain land described as follows:

Being Lot No. 24-A, Zone Lot Division, Lots 10, 11, 24, 46 & 47, Hunter's Point Subdivision, as of record in Book 6250, page 274, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Lucian D. Wirt by deed of record in Book 6310, page 445, Register's Office, Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee to convey the above described property with all of the convenants 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 1st day of November, 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 1st day of November, 1985, at Nashville, Tennessee.

My Commission Expires:

1-31-89

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 $ 62,122.95 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Cramer
AFFIANT

Sworn to and subscribed before me this 1st day of November, 1985, at Nashville, Tennessee.

My Commission Expires:
1-31-87

Notary Public

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

SEND TAX BILLS TO: Same

45734

IDENTIFICATION

NOV 1 1 53 PM '85

FELIX A. ELLIS - REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

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

BOOK 6699 PAGE 461

RECEIVED OF _____

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
			62122.55- [illegible]	
			161.46 [illegible]	
			.50 [illegible]	
			9.00 [illegible]	
			CHECK 171.96-	
			2784A11/01/85 BAL .?	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 5 7 [illegible]

IDENTIFICATION REFERENCE

Nov 1 93 PM '85

[illegible] REGISTER

No. 188092