This instrument prepared by:
Robert C. Goodrich, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 6727 PAGE 531

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Third National Mortgage Company 444 James Robertson Parkway Nashville, Tennessee 37219	same	162-13 7 5 DU-42526

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 4th day of December, 1985, by Robert C. Goodrich, Jr., Substitute Trustee (hereinafter referred to as "Substitute Trustee").

WHEREAS, by Deed of Trust dated the 16th day of August, 1983, of record in Book 6117, page 876, Register's Office for Davidson County, Tennessee, Raymond Meryl Robison and Sherry Ann Robison conveyed to Warren H. Wild, Jr., Trustee, the hereinafter described real estate (the "Property"), to secure payment to Third National Mortgage Company of a note dated August 16, 1983, in the original principal amount of Fifty Two Thousand Dollars ($52,000) (the "Note"); and

WHEREAS, Warren H. Wild, Jr. was unable to serve as such Trustee and the lawful holder of the Note, appointed Robert C. Goodrich, Jr. to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 6652, page 357, 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 notice was given of such default, but following such notice the default was not cured; and

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TN
DEC 5 12 20 PM '85

IDENTIFICATION REFERENCE

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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 12:00 o'clock noon on Friday, November 22, 1985 at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 24, October 31, and November 7, 1985, and sent a copy of such notice to Century 21 - Charlton Realty Co., Inc., the owner of record of the Property; to Raymond Meryl Robison and Sherry Ann Robison, the original payees on the Note, and to Brady R. Downing, and following such notice the default was not cured; and

WHEREAS, due notice of such sale was given to the District Director of the Internal Revenue Service, who had filed a federal tax lien on said property, as required by law; 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 Third National Mortgage Company, at the price of Fifty Nine Thousand Fifteen and 66/100 Dollars ($59,015.66), this being the highest, last and best bid.

NOW, THEREFORE, I, Robert C. Goodrich, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Fifty Nine Thousand Fifteen and 66/100 Dollars ($59,015.66), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Mortgage Company, 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:

Land in Davidson County, Tennessee, being Lot No. 7 on the Revised Plan of Cedarwood Estates, Section 1, of record in Plat Book 4675, Page 62, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to Century 21-Charlton Realty Co., Inc. by trustee's deed from Gary B. Fisher, Trustee of record in Book 6631, Page 266, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind as provided in, but only to the extent provided in, said Deed of Trust.

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.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(9) Rights of redemption, if any, including, but not limited to the right of redemption set forth in Tennessee Code Annotated Section 66-8-101 et. seq.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robert C. Goodrich, Jr.
Robert C. Goodrich, Jr.,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Melody D. McMahan, a Notary Public of the State and County aforesaid, personally appeared ROBERT C. GOODRICH, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 4th day of December, 1985.

Melody D. McMahan
Notary Public

My commission expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Fifty Nine Thousand Fifteen and 66/100 Dollars ($59,015.66).

Robert C. Goodrich, Jr.

Subscribed and sworn to before me this the 4th day of December, 1985.

Melody D. McMahan
Notary Public

My commission expires: 9-9-89

0539B/11-25-85

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6727 PAGE 535

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

59015.66- CONT.
153.40 CSTAX
.50 RTCPY
12.00 MORTD
CHECK 165.90-
3267A12/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFICATION REFERENCE

Dec 5 12 29 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 198328