mail

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

C. EDWARD COOMER

Substitute Trustee

Map 86-16
Parcel 36

SUBSTITUTE TRUSTEE'S DEED

TO: MID-STATES MORTGAGE CORPORATION

WHEREAS, by Deed of Trust executed May 22, 1984, and recorded in Book 6298, page 638, and re-recorded in Book 6316, page 973, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from James K. Gammon and wife, Angela K. Gammon and Tenna Ltd. (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 6942, page 312, 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 6955, page 641, 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

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main door of the Courthouse for said County in Nashville, Tennessee, on Friday, September 26, 1986, at 11:00 a.m., 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 $60,141.85;

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:

> Land in Davidson County, Tennessee, being Lot No. 6 on the plan of Section One-Revised Valley Grove, of record in Plat Book 5200, page 388, Register's Office for said County.
>
> Said Lot No. 6 fronts 80.00 feet on the easterly margin of Valley Grove Drive and extends back 187.06 feet on the northerly line and 167.48 feet on the southerly line to a dead line in the rear, measuring 82.36 feet thereon.
>
> Being the same property conveyed to Tenna, Ltd. by deed from James K. Gammon and wife, Angela K. Gammon of record in Book 6503, page 142, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 4224 Valley Grove Drive, Hermitage, TN 37076.

It is the intention and purpose of C. Edward Coomer, Substitute 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 26th day of September, 1986, by subscribing hereto my official signature at Nashville, Tennessee.

4 6 7.3 1

IDENTIFICATION REFERENCE

SEP 26 11 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 26th day of September, 1986, at Nashville, Tennessee.

My Commission Expires:
4-12-89

Phyllis Keenan
NOTARY PUBLIC

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 $60,141.85, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

C. Edward Coomer
AFFIANT

Sworn to and subscribed before me this 26th day of September 1986, at Nashville, Tennessee.

My Commission Expires:
4-12-89

Phyllis Keenan
NOTARY PUBLIC

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

MORTGAGEE: None

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

RECEIVED OF _____

FOR _____

BOOK 6991 PAGE 775

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

60141.85 CAMT
1168.28 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 177.78-
725 09/26/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46731

IDENTIFICATION REFERENCE

SEP 26 11 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 299946