OWNER & Send Tax Bills To:

Volunteer State Bank
P. O. Box 8
Hendersonville TN 37075

This Instrument Prepared By:

WALTER H. STUBBS
Attorney at Law
667 West Main Street
Gallatin, Tennessee 37066

Map 52-6 Par 6 1/2

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on this 8 day of January 1987, by and between WALTER H. STUBBS, Substitute Trustee, Party of the First Part, and VOLUNTEER STATE BANK, Party of the Second Part;

BOOK 7108 PAGE 706

W I T N E S S E T H:

WHEREAS, on the 8th day of March 1984, WILLIAM E. EIDSON, JR. and wife, ESTELLE M. EIDSON, made and executed to CARL H. OLDHAM, as Trustee, a certain Deed of Trust, conveying to him as Trustee, certain property hereinafter fully set forth and described, which said Deed of Trust is of record in the Register's Office of Davidson County, Tennessee in Book 6252, page 466; and

WHEREAS, the undersigned was substituted as Trustee to act in the place and stead of CARL H. OLDHAM, Trustee, as same appears of record in Book 7062, page 227, said Register's Office; and

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, the owner thereof requested the Party of the First Part to advertise and sell the property conveyed thereby, according to the terms of said Deed of Trust; and

WHEREAS, in accordance with said request, the said property was advertised for sale in the Nashville Record, a weekly newspaper in Nashville, Tennessee, on December 11, 1986, December 18, 1986, and December 25, 1986, giving the time, terms and place of sale and description of property; and

WHEREAS, at the time, same being the 5th day of January 1987, and place, being as mentioned in said advertisement the front door of the Courthouse, Nashville, Davidson County, Tennessee, the said property was offered for sale, subject to any and all unpaid taxes, and other claims, liens, setback lines, restrictions, and redemption rights, at public outcry to the highest and best bidder

for cash, at which sale the said property was struck off and sold to VOLUNTEER STATE BANK, its successors and assigns, in fee simple, subject to any and all unpaid taxes, and other claims, liens, setback lines, restrictions, and redemption rights, at and for the sum of FIFTY THOUSAND AND 00/100 DOLLARS, that being the highest and best bid offered; and

WHEREAS, the said purchaser has complied with its said bid.

NOW, THEREFORE, the Party of the First Part, WALTER H. STUBBS, Substitute Trustee, hereby bargains, sells and conveys unto the said VOLUNTEER STATE BANK, its successors and assigns, in fee simple, subject to any and all unpaid taxes, and other claims, liens, setback lines, restrictions, and redemption rights, the property above mentioned and now fully described as follows:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Madison Heights Subdivision, as of record in Book 1424, page 6, Register's Office for said County.
>
> Said Lot No. 18 fronts 100 feet on the easterly side of Florence Avenue and runs back 450 feet on the northerly line and 460 feet on the southerly line to a dead line in the rear, and measuring 100.4 feet thereon.
>
> Being the same property conveyed to William E. Eidson, Jr. and wife, Estelle M. Eidson by deed from Donald G. Hall and wife, Marilyn J. Hall of record in Book 3311, page 463, Register's Office for Davidson County, Tennessee.

AND THE SAID WALTER H. STUBBS, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

IN WITNESS WHEREOF, the said WALTER H. STUBBS, Substitute Trustee, has hereunto set his hand this 8 day of January 1987.

WALTER H. STUBBS
Substitute Trustee

STATE OF TENNESEE

COUNTY OF SUMNER

On this 8th day of January 1987, before me, a Notary Public in and for said State and County, duly commissioned and qualified,

personally appeared WALTER H. STUBBS, to me known to be the person described in who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and seal at office the day and year first above written.

DEJERI STUBBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Dewey Stubbs
NOTARY PUBLIC

My Commission Expires: 7 / 17 / 90 .

O A T H

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STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $ 50,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Kenneth W. Cox, Sr. V.P.
AFFIANT

Sworn to and subscribed before me this 14th day of January 1987.

DEJERI STUBBS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Dewey Stubbs
NOTARY PUBLIC

My Commission Expires: 7 / 17 / 90 .

84305

IDENTIFICATION REFERENCE

JAN 15 1 49 PM '87

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY, TN

$1.00 EXEMPT

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

RECEIVED OF _____

FOR _____

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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

503[illegible].00- CANT.
149.[illegible]0 CSTAX
.50 PRFEE
9.00 WDETD
CHECK 149.50-
9020AC1/15/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84305

IDENTIFICATION REFERENCE

JAN 15 1 49 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35426