THIS INSTRUMENT PREPARED BY: Allison G. Lucas, Attorney at Law, Sixteenth Floor, First American Center, Nashville, Tennessee 37237-1607

| Address of New Owners: | Send Tax Statements To: | Map & Parcel: |
|---|---|---|
| First American National Bank<br>c/o Lin Perry<br>Nashville, TN 37237 | Same | Map 53-8<br>Parcel 120 |

SUBSTITUTE TRUSTEE'S DEED

**WHEREAS**, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated July 24, 1987, executed by Jimmy L. Holder and Evelyn F. Holder, which is recorded in Book 7329, Page 728, Register's Office for Davidson County, Tennessee; and,

**WHEREAS**, Allison G. Lucas, was appointed Substitute Trustee by an instrument of record in Book 7865, Page 710, Register's Office for Davidson County, Tennessee; and,

**WHEREAS**, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

**WHEREAS**, payment not having been made as demanded, I, Allison G. Lucas, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, August 20, 1989, at the south door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

**WHEREAS**, I, Allison G. Lucas, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Twenty-Seven Thousand and no/100 Dollars ($27,000.00) by First American National Bank and said property was knocked off and sold to First American National Bank.

**NOW THEREFORE**, in consideration of the premises and the sum of Twenty-Seven Thousand and no/100 Dollars ($27,000.00) cash in hand paid by First American National Bank, I, Allison G. Lucas, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to First American National Bank, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee being the west part of Lot No. 5, of Block 20 on the Map of Dabbs and Elliott's Subdivision, of record in Book 547, page 127, Register's Office for said County.

Said part of said Lot No. 5. fronts 50 feet on the easterly side of 28th Street and runs back between parallel lines, along the northerly margin of Pitts Avenue, 94 feet to a dead line in the rear.

Being the same property conveyed unto JIMMY LEWIS HOLDER and EVELYN FAYE HOLDER tenants in common by Deed from HENDERSON IRVIN HALL and WIFE, ALINE E. HALL, of record in Deed Book 5918, page 850, Register's Office for Davidson County, Tennessee.

This is improved property known as 400 28th Street, Old Hickory, Tennessee 37138.

And I covenant with the said First American National Bank, that I am lawfully seized and possessed of said real and personal property as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real and personal property to First American National Bank, its successors and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to First American National Bank no greater title in the subject real property than I received as Trustee.

Witness my hand this 20th day of July, 1989.

Allison G. Lucas
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, Allison G. Lucas, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and seal at Nashville, Tennessee, this 20th day of July, 1989.

NOTARY PUBLIC

My Commission Expires:

March 27, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $27,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 20th day of July, 1989.

Notary Public

My Commission Expires:

March 27, 1993

7678 07/21 0101 03CHECK 99.10

5 1 2 4 8.

IDENTIFICATION REFERENCE

JUL 21 1 55 PM '89

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7894 PAGE 819

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

| | |
|---|---|
| CAMT | 27000.00 |
| CON TX | 89.10 |
| PRFEE | 1.00 |
| MDEED | 9.00 |
| TOTAL | 99.10 |
| CHECK | 99.10 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/21/88 0001 7678

5 | 2 4 8.

IDENTIFICATION REFERENCE

JUL 21 1 56 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 231320

