This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Mid-South Bank & Trust Co.
P. O. Box 100
Murfreesboro TN 37233-0100

Map 130-6
Parcel 26

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated April 19, 1978, to J. G. Palmer, Trustee, executed by Al C. Mifflin, III, and wife, Ann W. Mifflin, as same appears of record in Book 5275, page 832, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed J. G. Palmer, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8178, page 281, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in the The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on August 23, 1990, and subsequent insertions appearing on August 30, 1990 and September 6, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on September 18, 1990, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to MID-SOUTH BANK & TRUST CO. at and for the sum of Two Hundred Seventy Five Thousand and No/100 ($275,000.00) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by MID-SOUTH BANK & TRUST CO., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said MID-SOUTH BANK & TRUST CO., its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Lots Nos. 1, 2, & part of Lot No. 3 on the Plat of the resubdivision of Lots Nos. 9, 10 & 11 of the subdivision of Lot No. 47 and the

strip lying north of same in Belle Meade as of record in Book 547, page 161, Register's Office for said County, described together as follows:

Beginning at the northeast corner of Belle Meade Boulevard and Sheppard Place,thence with the northerly margin of Sheppard Place, eastwardly 297.6 feet to the southwest corner of Lot No. 3; thence with the line between said two lots, North 14° 30' East 104 feet, more or less, to a point where a brick fence intersects with said line; thence easterly along the line of said brick fence, 9 inches to a point; thence northwardly 104 feet, more or less, to the northerly line of said Lot No. 3 at a point 12 feet east of the northeast corner of Lot No. 2; thence westwardly 368 feet to the easterly margin of Belle Meade Boulevard; thence with said Boulevard southwardly 164.6 feet to the beginning.

Being the same property conveyed to Al C. Mifflin and wife, Ann W. Mifflin, by deed from James W. Perkins, Jr. and wife, Betty B. Perkins, of record in Book 5275, page 830, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto MID-SOUTH BANK & TRUST CO., its successors and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 19th day of September, 1990.

Marilyn Jean Patterson
Marilyn Jean Patterson
Substitute Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 1990.

Cheryl L. Randolph
Notary Public

My Commission Expires: 3-11-91

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $275,000.00.

William S. Dunlap
Affiant

Sworn to and subscribed before me,
this 19 day of September, 1990.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3-27-93

5 8 5 2 8

SEP 19 3 42 PM '90

2212 09/19 0101 03CHECK 917.50

5:MJP0918904.JP

**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 8199 PAGE 290

| | | |
|---|---|---|
| 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
275000.00
CON TX 907.50
PRFEE 1.00
WDEED 9.00
TOTAL 917.50
CHECK 917.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/90 01 15:46 0001 0292

58526

IDENTIFICATION REFERENCE

SEP 19 3 42 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 356920