BOX 15 BOOK 8459 PAGE 499

SUBSTITUTE TRUSTEES DEED

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NOS. |
|---|---|---|
| Charles E. Jones, Jr. et ux<br>605 Mason Lane<br>Goodlettsville, TN 37072 | Magnolia Federal Bank, 130 W. Front St., Hattiesburg, MS 39403-1858 | Map 150-1 Parcel 198 |

This instrument, made and entered into on this 3rd day of October, 1991, by and between Larry N. Westbrook, Substitute Trustee, party of the first part, and Charles E. Jones, Jr. and wife, Linda R. Jones, parties of the second part.

Whereas, by Deed of Trust dated August 17, 1990, of record in the Register's Office for Davidson County, Tennessee in Book 8178, page 661, Horace Gamble and wife Myong Gamble conveyed to Joseph B. Pitt, Jr., as Trustee, the hereinafter described real estate to secure a Promissory Note dated August 17, 1990 in the principal sum of $30,000.00; by Substitution of Trustee dated August 23, 1991, of record in Book 8428, page 279, said Register's Office, Charles E. Jones, Jr. and wife Linda R. Jones designated Larry N. Westbrook as Substitute Trustee; and,

Whereas, default was made in the payment of said Promissory Note, and the holder thereof having directed the party of the first part to sell said property, as provided by said Deed of Trust, the party of the first part did on September 12, 19, and 26, 1991, advertise said property in the Nashville Record, a newspaper published in Davidson County, Tennessee, for the property to be sold on October 3, 1991 at 11:00 a.m. and pursuant to said Notices, on this date, during legal hours at the time specified, the party of the first part offered said property for sale, at the south door of the Metropolitan Courthouse in Nashville, Tennessee, and sold said property to Charles E. Jones, Jr., and wife, Linda R. Jones for the highest and best bid of $30,512.59, being the balance due, plus all costs and incidental expenses in the discharge of liens and encumberances together with accrued interest on the original principal balance.

Now, therefore, this Deed witnesseth: that for and in consideration of the parties of the second part cancelling and surrendering the Promissory Note secured by the aforesaid Deed of Trust, the party of the first part has this day bargained and sold, and does hereby sell, transfer and convey unto the parties of the second part, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 216 on the plan of Cherry Hills, Sec. II, as of record in Book 3700, page 143, Register's Office for said county.
>
> Being the same property conveyed to Horace Gamble and wife, Myong Gamble by Deed from Charles E. Jones., Jr., and wife, Linda R. Jones by Deed of Record in Book 8178, page 658, Register's office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto the parties of the second part, their heirs and assigns, in fee simple forever, and in bar of all right of equity of redemption, homestead and dower and all other exemptions and rights of every kind expressly waived in the Deed of Trust.

And the party of the first part, as Substitute Trustee, does hereby transfer and assign over unto the parties of the second part, all the covenants and warranties contained in the aforesaid Deed of Trust, and is hereby warrant the title as fully as he is authorized to do as Substitute Trustee, but not further or otherwise.

Witness the signature of the party of the first part this 3rd day of October, 1991.

Larry N. Westbrook
Substitute Trustee

5:26:80

IDENTIFICATION

OCT 7 2 58 PM '91

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared for me, the undersigned, a Notary Public in aforesaid county and state, Larry N. Westbrook, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the Substitute Trustee by substitution of Trustee duly authorized and executed and recorded in the Register's Office for Davidson County, Tennessee, and he executed the within instrument for the purposes contained herein.

Witness my hand, at office this 3rd day of October, 1991.

Teresa J. Nethercutt
NOTARY PUBLIC

My commission expires: May 23, 1994

AFFIDAVIT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

In actual consideration of value, whichever is greater, for this transfer is $30,512.59.

Larry N. Westbrook

Sworn to and subscribed before me this the 3rd day of October, 1991.

Teresa J. Nethercutt
NOTARY PUBLIC

My commission expires: May 23, 1994

0900 10/07 0101 03CHECK 122.85

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8459 PAGE 502

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|

CAMT 30512.59
CON TX 112.85
PRFEE 1.00
WDEED 9.00
TOTAL 122.85
CHECK 122.85

10/07/91 01 15:00 0001 0900

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 2 6 8 0

OCT 7 2 58 PM '91

No. 465698