This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Fred and Gloria Duke 3055 Lowry Road Lewisburg, TN 37091	Same	Map 23 Parcel No. 32

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $82,541.35.

David M. Smythe
Affiant

Subscribed and sworn to before me, this 25th day of May, 1993.

Stephen L. Edwards
Notary Public

My Commission Expires: 8-29-93

WHEREAS, by Deed of Trust dated June 10, 1988, and recorded in Book 7577, Page 940, Register's office for Davidson County, Tennessee, Jim McDonald and wife, Carolyn McDonald, conveyed to Jeffrey W. Combos, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 8912, Page 26, said Register's office, Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 21st day of May, 1993, at 11:45 o'clock A.M. at the south door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Fred J. Duke, Sr. and wife, Gloria J. Duke, being the highest and best bidder became the purchaser of said property at and for the sum of Ten Dollars ($10.00), plus the assumption of a first lien deed of trust in favor of purchaser in the amount of Eighty-Two Thousand Five Hundred Thirty-one & 35/100ths Dollars ($82,531.35).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey

unto Fred J. Duke, Sr. and wife, Gloria J. Duke, the following real estate:

TRACT NO. I: BEGINNING at a mossy rock at top of hill, the northwest corner of hill lot, a dogwood, three hickories, and beech pointers; thence south 2° west 83 1/2 poles to a stake; 3 1/2 poles above a marked rock ledge on the side of a hill, a white walnut pointer; thence north 86 1/2° west 58.04 poles to a stone in an old fence row; thence north 34 1/3° east 99.32 poles to a stake and pointer in old line; thence east 99.32 poles to a stake and pointer in old line; thence east with said line 10.79 poles to the beginning, containing 19.65 acres, more or less.

INCLUDED in the above description, but EXCLUDED therefrom, is a tract of land taken by the State of Tennessee on June 14, 1971, by condemnation order of record in Minute Book 94-A, page 41, Third Circuit Court for Davidson County, Tennessee, and described as follows, to wit: BEGINNING at a point in the center of Clay Lick Road, said point being Alvin C. Gillem's northwest corner; thence with Gillem's west boundary line southwardly 470', more or less, to a point which is 75' southwest of the center of a proposed frontage road; thence north 62° 54' 59" west 370 feet, more or less, thence north 53° 27' 15" west 152.07 feet to a point which is 50' southwest of said frontage road; thence north 62° 54' 59" west 230 feet, more or less, to W. W. McCarley's southeast boundary line; thence with said boundary line north 38° 55' west 468 feet, more or less, to a point in the center of Clay Lick Road; thence with said road southeastwardly 493', more or less, to the point of beginning and containing 6.55 acres.

ALSO included in the above description, but excluded therefrom is the following described land: Beginning at a point in the northerly margin of Clay Lick Road at the southwest corner of the tract of land conveyed to Jack C. Hand and wife by deed from Elsie Lee Hicks, of record in Book 1340, page 382, said Register's Office, being M. O. McCarley's southeast corner; thence along McCarley's easterly line, north 36° east 600 feet to a post in Hamer's line; thence along Hamer's line south 81° 40' east 140 feet to a post and continuing with Hamer's line, south 6° 20' west 415 feet to a post, being at the northeast corner of a tract of 1.45 acres; thence with the north line of said 1.45 acre tract, north 57° 40' west 153 feet to a stake at the northwest corner of said 1.45 acre tract, and continuing with the west line of the same, south 32° 20' west 280 feet to a stake in the north margin of Clay Lick Road; thence with the margin of same, north 57° 40' west 197.5 feet to the beginning.

ALSO included in the above description, but excluded therefrom, is the following described land: About 1.45 acres, more or less, described as follows: Beginning on the northerly margin of Clay Lick Road at the southeast corner of the property conveyed to Jack C. Hand and wife by deed from Elsie Lee Hicks, of record in Book 1340, page 382, Register's Office for said County; thence with Hand's east line; north 32° 20' east 280 feet to a stake; thence south 57° 40' east 153 feet to a stake in A. B. Hamer's west line; thence with his west line, south 36° 20' west 315 feet to a post in the north margin of Clay Lick Road; thence with the north margin of said road north 57° 40' west 287 feet to a stake, the point of beginning.

TRACT NO. II: A tract containing 100 acres, more or less, by survey made by Planchard & Parrish, on June 24, 1939, beginning on the southeast corner of a tract of land now owned by Elmer Melton, which is also the southwest corner of the original tract of land purchased by Mrs. Ethel Love and husband, from Mrs. Annie O. Townes, by deed dated December 20, 1921; running thence north 5° west with said Elmer Melton's line 264 feet to a stake; thence north 1° east 372.9 feet to a stake; still running with said Melton's line; thence north 35° west 242 feet to a stake; thence north 39° west 462 feet to a stake; thence north 2° east 660 feet to a stake; thence north 15° east 92.4 feet to a stake; thence north 5° east 495 feet to a stake; thence north 45° east 283.8 feet to a stake; thence north 67° 30' east 132 feet to a stake; thence north 58° east 66 feet to a stake; thence south 84° 15' east 780.8 feet to an original corner of said Townes tract which is the southeast corner of the tract of land owned by Mrs. Elsie Hicks; thence running generally along the ridge through the original Love farm so as to cut off the tract hereby conveyed on the west side of said Love tract south 3° west 430.8 feet to a stake; thence south 32° 50' east 394 feet to a stake; thence south 15° 50' east 300 feet to a stake; thence south 16° 45' east 500 feet to a stake; thence south 27° 15' east 594 feet to the original southern line of the Love tract; thence south 38° 30' east with the original Love line, 412 feet to a stake; thence south 23° west 77.9 feet to a stake; thence south 18° west 356.4 feet, still running with the original south lines of the Love tract; thence south 40° west 132 feet; thence south 57° west 99 feet; thence south 80° 30' west 263 feet; south 30° 30' west 507.9 feet; north 79° 45' west 474.9 feet to the point of beginning, containing 100 acres, more or less.

SAID conveyance is subject to a permanent drainage easement at the I-24 boundary, triangular, containing 0.15 acres, begin further described in Petition for Condemnation, State of Tennessee VS Oliver H. Dale etal, Circuit Court for Davidson County, Tennessee, docket number B-6839.

Included in the foregoing description but excluded from this conveyance is the following described parcel:

LAND in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) in Nashville, Davidson County, Tennessee.

BEGINNING at the intersection of the Alvin C. Gillem property line and the right-of-way of the 50 foot access road which runs parallel to Interstate Highway 24; thence with said access road right-of-way northerly to a cyclone corner post approximately 728 feet; thence westerly holding 3 feet south of a private road to a drainage ditch approximately 380 feet; thence along said drainage ditch to a culver; thence with said culvert and parallel to Interstate Highway 24 to a cyclone corner fence post in Gillem's east property line; thence along Gillem's property line to the 50 foot access road, being the point of beginning.

Being the same property conveyed to Jim McDonald and wife Carolyn McDonald from Fred J. Duke and wife, Gloria J. Duke of record in Book 6882, page 591, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind including, but not limited to, any statutory right to an elective share in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Fred J. Duke, Sr. and wife, Gloria J. Duke, their representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, including, but not limited to, a deed of trust in favor of purchaser of record in Book 6882, Page 596, said Register's office as well as certain redemption rights held by the Tennessee Department of Revenue - Tax Enforcement Division, by reason of a State Tax Lien or record in Book 8742, page 758, said Register's office. Undersigned gave proper notice of the within sale to the said State Department of Revenue by certified letter mailed dated April 16, 1993, a copy of which is attached hereto. This conveyance is also subject to any and all ad valorem taxes which may be of record or applicable to the property, as well as all easements or restrictions of record in said Register's office.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 25th day of May, 1993.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, STEPHEN L. EDWARDS, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 25th day of May, 1993.

Stephen L. Edwards
Notary Public

My Commission Expires: 8-29-93

8534 05/28 0101 03CHECK 326.25

24553

IDENTIFICATION REFERENCE

MAY 28 2 25 PM '93

DAVIDSON COUNTY, TN

Attorney at Law
SECOND FLOOR - PICKENS BUILDING
144 SECOND AVENUE NORTH
Nashville, Tennessee 37201

FAX NUMBER
244-9231
AREA CODE 615

TELEPHONE
255-4849
AREA CODE 615

April 16, 1993

VIA REGULAR AND CERTIFIED MAIL --
RETURN RECEIPT REQUESTED

State of Tennessee
Department of Revenue
Tax Enforcement Division
Special Procedures Section
Andrew Jackson State Office Building
Nashville, TN 37242

BOOK 8963 PAGE 688

Attn: Wilbur E. Hooks, Administrative Assistant

RE: James McDonald and wife, Carolyn McDonald/Substitute Trustee's Notice of Sale/805 Claylick Road/Whites Creek, Tennessee 37189

Dear Mr. Hooks:

Pursuant to the provisions of Tennessee Code Ann. §67-1-1401 et seq, I am hereby giving notice on behalf of First American National Bank of a foreclosure sale of property in which the State of Tennessee Department of Revenue -- Tax Enforcement Division claims a lien.

I am enclosing herewith copies of the following documents:

1. Substitute Trustee's Notice of Sale with regard to three (3) certain tracts of property owned by James Mcdonald et ux at 805 Claylick Road, Whites Creek, Tennessee 37189 in which First American National Bank has both a first (as to 3.0 acre parcel) and second mortgage (as to Tracts I and II) per deed of trust of record in Book 7577, Page 940, Register's Office for Davidson County, Tennessee; and

2. A copy of one (1) Notice of State Tax Lien of record in Book 8742, Page 758, Register's Office for Davidson County, Tennessee.

As indicated by the Notice of Sale, the McDonalds are now in default under the terms and provisions of a promissory note and deed of trust to First American National Bank and the bank intends to foreclose the real properties described in the deed of trust and Notice of Sale on May 21, 1993 at 11:45 A.M., free from all equitable or statutory rights of redemption in the property.

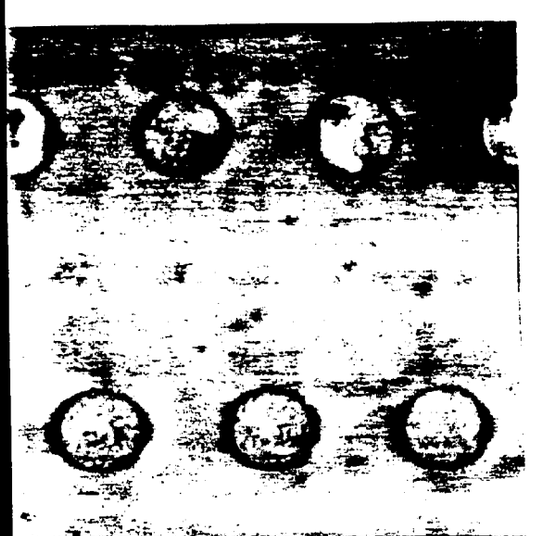
There is due and owing under the terms and provisions of the above note a sum in excess of $37,675.99, plus interest as well as all legal expenses and costs incurred in connection with the aforesaid Substitute Trustee's Notice of Sale.

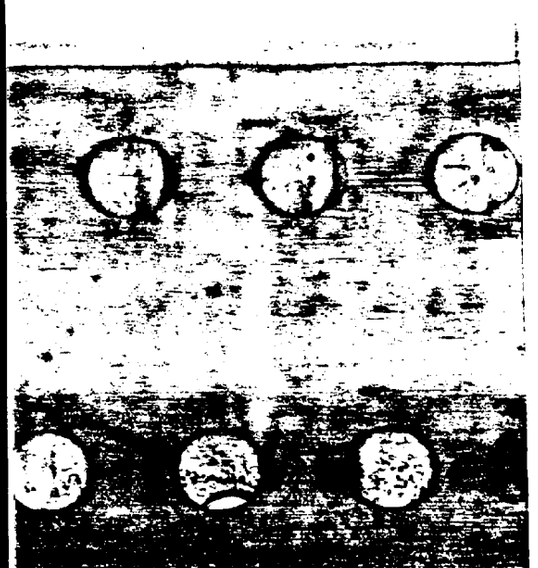
I have enclosed a copy of this letter which I would appreciate you stamping the date of receipt upon and returning it in the enclosed stamped envelope. If you require any further clarification of this Notice of Sale, please advise me. I look forward to hearing from you at your convenience. I remain

DMS:ba
Enclosures
cc: First American Nat

SENDER: Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.
Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees, and check box(es) for additional service(s) requested.
1. ☐ Show to whom delivered, date, and addressee's address. *(Extra charge)* 2. ☐ Restricted Delivery *(Extra charge)*

3. Article Addressed to:	4. Article Number
State of Tennessee Department of Revenue Tax Enforcement Division Special Procedures Section Andrew Jackson State Office Bldg. Nashville, TN 37242	P 188 151 011 Type of Service: ☐ Registered ☐ Insured ☒ Certified ☐ COD ☐ Express Mail ☒ Return Receipt for Merchandise
5. Signature – Addressee X Wilbur E. Hooks, Adm. Asst.	Always obtain signature of addressee or agent and DATE DELIVERED. 8. Addressee's Address *(ONLY if requested and fee paid)*
6. Signature – Agent X Doris Anderson	





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

RECEIVED OF _____

FOR _____

BOOK 8963 PAGE 689

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	82541.35
CON TX	305.25
PRFEE	1.00
WDEED	20.00
TOTAL	326.25
CHECK	326.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/28/93 01 14:26 0001 8534

2455.3

IDENTIFICATION REFERENCE

MAY 28 2 25 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 656544