Mail

This Instrument Prepared By:

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

BOOK 9775 PG 703

SUBSTITUTE TRUSTEE'S DEED

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

First American National Bank
First American Center
Nashville, TN 37237

Same

Map 83-14
Parcel No. 332

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 28th day of August, 1995.

Elizabeth M. Amos
Notary Public

My Commission Expires:

1/20/99

WHEREAS, by Deed of Trust dated October 30, 1991, and recorded in Book 8479, Page 918, Register's office for Davidson County, Tennessee, Charles R. Jennings and wife, Janice A. Jennings, conveyed to Guaranty Title Company, 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 9731, Page 705, said Register's office; 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 25th day of August, 1995, at 11:30 o'clock A.M. at the south front 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, First American National Bank, being the highest and best bidder, became the purchaser of said property at and for the sum of Thirty-Five Thousand Dollars ($35,000.00).

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 First American National Bank the following real estate:

> Land in Davidson County, TN, being Lot No. 38 on the Plan of Edgefield Land Company's First Subdivision, of record in Book 57, Page 130, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles R. Jennings and wife, Janice A. Jennings, by Installment Deed from Mamie H. Loring, unmarried, of record in Book 5466, Page 240, Register's office for Davidson County, TN and by Quitclaim Deed to Janice A. Jennings of record in Book 9308, Page 102, said Register's office.

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, a 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 First American National Bank, its 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, as well as all easements, restrictions, conditions and/or ad valorem property taxes which may be of record or applicable to said property.

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 28th day of August, 1995.

David M. Smythe
Substitute Trustee

95 AUG 28 PM 3:38

REGISTER
DAVIDSON COUNTY, TN

IDENTIF. & REFERENCE

00094037

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, 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 28th day of August, 1995.

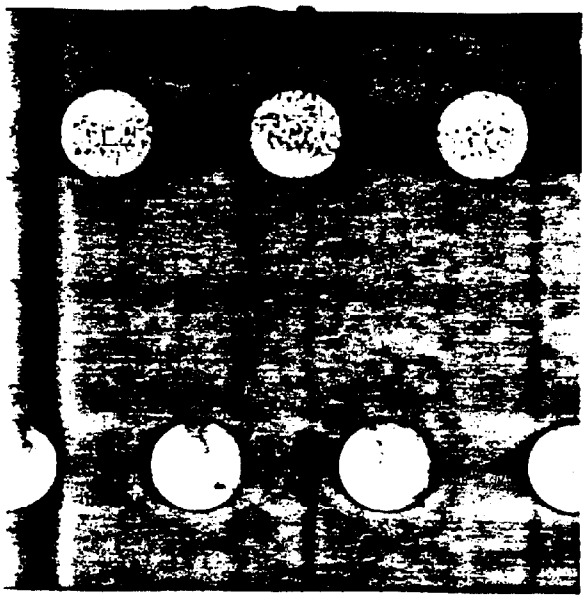
Elizabeth M. Amos
Notary Public

My Commission Expires:

1/20/99

STATE OF TENNESSEE ELIZABETH M AMOS NOTARY PUBLIC AT LARGE

7421 08/28 0101 03CHECK 142.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

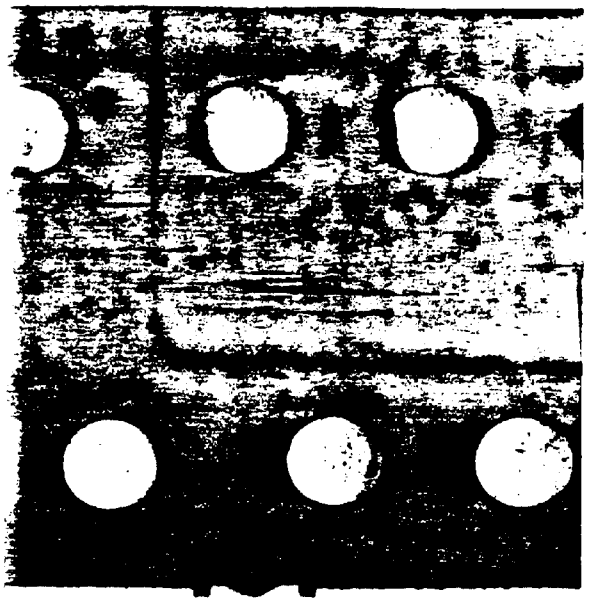
RECEIVED OF _____

FOR _____

BOOK 9775 PG 706

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	35000.00
CON TX	129.50
PRFEE	1.00
WDEED	12.00
TOTAL	142.50
CHECK	142.50

RECEIPT IS NOT VALID UNLESS CHECK IS PAID IN FULL 08/28/95 01 15 0001 7421

0094037
IDENTIF. # REFERENCE

95 AUG 28 PM 3:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 946353