THIS INSTRUMENT PREPARED BY: **David M. Smythe**
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

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

Thomas F. Mangrum — Same — 091-05-0
Betty J. Mangrum — " — 040.00
517 Annex Avenue
Nashville, Tennessee 37209

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $32,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of September, 1997.

Notary Public

My Commission Expires: 7-24-99

WHEREAS, by Deed of Trust dated February 15, 1996, and recorded in Book 9953, Page 648, Register's Office for Davidson County, Tennessee, William C. Binkley and wife, Irene Binkley, 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 10453, Page 68, 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 the said request of the said beneficiary, said property was initially advertised for sale in conformity with the terms and provisions of the said Deed of Trust, by which advertisement the sale was appointed to be held on the 17th day of June, 1997, at 11:00 o'clock a.m. at the south front door of the Davidson County Court House, Nashville, Tennessee; and

WHEREAS, on June 17, 1997, First American National Bank was the highest and best bidder for the property with a bid of Thirty-Six Thousand Dollars ($36,000.00) and a Substitute Trustee's Deed was subsequently prepared and recorded conveying the property to First American National Bank of record in Book 10497, Page 524, said Register's Office; and

WHEREAS, prior to the June 17, 1997 foreclosure sale William C. Binkley and wife Irene Binkley filed a petition for relief under Chapter 7 of the Bankruptcy Code per 11 U.S.C. § 101 et seq. on June 12, 1997 in Middle District of Tennessee Bankruptcy Case No.

297-05675-AT2-7; and as a result the June 17, 1997 foreclosure sale to First American National Bank was in violation of the automatic stay of 11 U.S.C. § 362 in that bankruptcy case; and

WHEREAS, First American National Bank subsequently obtained relief from the provisions of the automatic stay of 11 U.S.C. § 362 in the Middle District bankruptcy case of William C. Binkley and wife, Irene Binkley, as referenced herein; and the undersigned again advertised the property for sale in conformity with the terms and provisions of the said Deed of Trust, by which advertisement the sale was appointed to be held on the 3rd day of September, 1997 at 11:00 a.m. at the south front door of the Davidson County Court House, 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, Thomas F. Mangrum and wife, Betty J. Mangrum, being the highest and best bidders, became the purchasers of said property at and for the sum of Thirty-Two Thousand ($32,000.00) Dollars.

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 Thomas F. Mangrum and wife, Betty J. Mangrum, the following real estate:

> Being Lot No. 53 on the Map of Moss Wood Subdivision, as of record in Book 2663, Page 102, Register's Office for said County.
>
> Said Lot No. 53 fronts 50 feet on the westerly side of Ries Avenue and runs back between parallel lines 140 feet to a dead line.
>
> Being the same property conveyed to William C. Binkley and wife, Irene Binkley, by deed from Homer William Brown and wife, Ruth Marie Brown, as of record in Book 3283, Page 489, Register's Office for Davidson County, Tennessee; and being the same property conveyed to First American National Bank by Substitute Trustee's deed of record in Book 10497, Page 524, 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 Thomas F. Mangrum and wife, Betty J. Mangrum, 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 conveyence is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all 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.

First American National Bank, by and through an authorized representative, joins in this conveyance for purpose of conveying any interest it might have in the property to Thomas F. Mangrum and wife, Betty J. Mangrum as a result of the aforementioned Substitute Trustee's Deed of record in Book 10497, Page 524, said Register's Office, but no further or otherwise.

David M. Smythe
Substitute Trustee

FIRST AMERICAN NATIONAL BANK

By: James E Martin

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, 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 4th day of September, 1997.

Tracy M. Loftis
Notary Public

My Commission Expires:

7-24-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Patrica A. Carter, a Notary Public of the State and County aforesaid, personally appeared James E. Martin, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of FIRST AMERICAN NATIONAL BANK, the within-named bargainor, a corporation, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office in Nashville, Tennessee, this 5th day of September, 1997.

Patrica A. Carter
Notary Public

My Commission Expires:

My Commission Expires May 28, 2000

PICK-UP

97 SEP 10 PM 1:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

0347170

TN/97/01 03CHECK 131-40

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

RECEIVED OF _____

FOR _____

BOOK 10603 PG 940

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 32000.00
CON TX 118.40
PRFEE 1.00
WDEED 12.00
TOTAL 131.40
CHECK 131.40

09/10/97 01 13:29 0001 7137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0347170
IDENTIF. ◆ REFERENCE

97 SEP 10 PM 1:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1196591