This Instrument Prepared By:

ROBERT L. CALLIS
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Mt. Juliet, TN 37121-0726
(615) 758-5832

mail

BOOK 10740 PG 853

ADDRESS NEW OWNER:
First Bank & Trust
P.O. Box 355
Mt. Juliet, TN 37121-0355

SEND TAX BILL:
To Owner

MORTGAGEE:
NONE

MAP AND PARCEL:
MAP 83
PARCEL 5.00
FIELD BK. 27W19290

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of September 16, 1996, FRANCES ROBERTSON KING and husband, WILLIAM N. KING, JR., executed a certain Deed of Trust to DAVID MAJOR, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 10201, Page 655, Register's Office of Davidson County, Tennessee; and

WHEREAS, pursuant to the provisions contained in the aforementioned Deed of Trust, ROBERT L. CALLIS, was appointed Substitute Trustee in the place and stead of DAVID MAJOR, said appointment being of record in Book 10702, Page 650, Register's Office of Davidson County, Tennessee; and

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WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Substitute Trustee, has been requested by FIRST BANK & TRUST the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Substitute Trustee, did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in *THE NASHVILLE RECORD*, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of December 4, 1997; December 11, 1997; and December 18, 1997, of said newspaper, such sale having been advertised for Monday, December 29, 1997, commencing at 10:00 A.M., at the South door of the

Metropolitan County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by FIRST BANK & TRUST, to-wit: A bid of Forty-Five Thousand Dollars ($45,000.00), which bid was then and there accepted by the un designed as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, ROBERT L. CALLIS, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto FIRST BANK & TRUST, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

A tract or parcel of land, together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee, and being more particularly described, as follows:

Being part of Lot 6 on the Plan of the division of the land of John Hobson, deceased, as of record in Minute Book "L", Page 363, Circuit Court for said County, being Lot No. 36 on the unrecorded plan of the subdivision of Lot No. 6, described according to a survey made by Blanchard and Parish, Surveyors, September 3, 1937, as follows:

Beginning at a stake on the northerly margin of Seymour Avenue, at a point 183 feet West of the southwest corner of Lot No. 14 on the Map of the subdivision of the land of the heirs of Sallie L. Johnson, as of record in Book 332, Page 164, Register's Office for said County, said point being the southwest corner of the property conveyed to A.C. Farmer and wife, by deed from Charles Phillips and wife, of record in Book 1031, Page 433, said Register's Office; thence with the northerly margin of said Avenue westwardly 58 feet to the southeast corner of the property conveyed to A. M. Reed and wife, by deed from Charles Phillips and wife, of record in Book 1046, Page 225, said Register's Office; thence with said Reed's easterly line northwardly 158 feet to the southerly margin of a proposed alley; thence with said alley eastwardly 58 feet to the northwest corner of said Farmer lot; thence with said Farmer's westerly line southwardly 158 feet to the beginning.

Being the same property conveyed to Frances Robertson by Quitclaim Deed from Resolution Trust Corporation as Conservator of Metropolitan Federal Savings and Loan Association, F.A., (successor in interest to Metropolitan Federal Bank), by order of the U.S. Department of The Treasury, dated November 5, 1991, and of record in Deed Book 8482, Page 560, Register's Office of Davidson County, Tennessee. The said Frances Robertson is now married to William N. King, Jr..

This is improved property known as 1033 Seymour Avenue, Nashville, TN 37206.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, subject to all mortgages recorded prior to the aforesaid Deed of Trust, all prior recorded easements and

liens, and all rights possessed by virtue of any recorded state, federal or local tax liens, but warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Substitute Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

This instrument executed on this the 29th day of December, 1997.

ROBERT L. CALLIS, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, ROBERT L. CALLIS, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of December, 1997.

NOTARY PUBLIC

My commission expires: May 2, 2001

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $45,000.00.

AFFIANT

0385433 IDENTIF. # REFERENCE

97 DEC 31 AM 10: 18 FELIX ... REGISTER DAVIDSON COUNTY, TN.

MAIL ENV.

Sworn to and subscribed before me, on this the 29th day of December, 1997.

NOTARY PUBLIC

My commission expires: May 2, 2001

MARILYN SUTHERLAND NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10740 PG 856

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 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

12/31/97 01 10:21 0001 7014

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385433
IDENTIF. # REFERENCE
97 DEC 31 AM 10: 18
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1237710