This Instrument Prepared By:

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

SUBSTITUTE TRUSTEE'S DEED

BOOK 11022 PAGE 128

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

First American National Bank
First American Center
Nashville, TN 37238

Same

Map 090-08-0
Parcel 215.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,000.00

David M Smythe
Affiant

Subscribed and sworn to before me, this 15th day of July, 1998.

Elizabeth M. Amos
Notary Public

My Commission Expires: 1/20/99

WHEREAS, by Deed of Trust dated June 24, 1996, and recorded in Book 10114, Page 209, Register's office for Davidson County, Tennessee, John R. Baker and Nancy L. Baker 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 10970, Page 55, 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, and said advertisement appeared in the Nashville Record Newspaper on June 18, 1998, June 25, 1998, and July 2, 1998; and

WHEREAS, pursuant to the Notice of Sale, the foreclosure sale was appointed to be held on the 13th day of July, 1998, at 11:00 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 Forty-Eight Thousand Dollars ($48,000.00).

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:

> Being Lot No. 52 of the West Nashville Annex Subdivision as of record in Book 332, Page 24, Register's Office for said County.
>
> Said Lot fronts 50 feet on the easterly side of Annex Avenue and runs back between parallel lines 167 feet more or less, to a 15 foot alley in the rear.
>
> Being the same property conveyed to John R. Baker and wife, Nancy L. Baker, by deed from James R. Duncan and wife, Lisa Duncan, of record in Deed Book 10114, Page 206, Register's Office for said County.

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 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 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 15th day of July, 1998.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, Elizabeth M. Amon, 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 15th day of July, 1998.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Elizabeth M. Amon
Notary Public

My Commission Expires: 1/20/99

04629117
IDENTIF. # REFERENCE

98 JUL 15 PM 3:5
DAVIDSON COUNTY, TN.

07 AM 10101 OCHECK
188.00

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

RECEIVED OF _____

FOR _____

BOOK 11022 PAGE 130

| | | |
|---|---|---|
| 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 | 48000.00 |
| | | | CON TX | 177.60 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 8.00 |
| | | | CFEE | 2.00 |
| | | | TOTAL | 188.60 |
| | | | CHECK | 188.60 |

07/15/98 01 15:59 0001 4057

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0462917
IDENTIF. # REFERENCE

98 JUL 15 PM 3:56

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

**No.** 1319752