FROM: STEPHEN C. BAKER
SUBSTITUTE TRUSTEE

TO: RICHARD RUSSELL MORTGAGOR:

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.
Richard Russell
868 Joseph Avenue SAME 92-4; 26
Nashville, Tennessee 37207

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Richard M. Russell
Affiant

Subscribed and sworn to before me, this the 1 day of June, 1978.

Betty R. Powers
Notary Public

My Comm. Expires: 7-26-80

R. POWERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 4, 1975, of record in Book 4949, page 602, Register's Office for Davidson County, Tennessee, Etheleen Russell Howard and Joe Davis Howard conveyed to George O. Herbert, Trustee, the hereinafter described real estate, to secure a note of even date therewith, which note is fully described in said deed of trust; and,

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said note and deed of trust, the holder thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 5281, page 676, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of George O. Herbert, Trustee; and,

WHEREAS, the owner and holder of the said indebtedness directed the said Stephen C. Baker, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof, and pursuant to said direction, said Stephen C. Baker, Substitute Trustee, did advertise the said property for sale as provided in said deed of trust and note, and the said property was advertised to be sold at 12:00 Noon, on June 1, 1978, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the deed of trust; and the said advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on May 11, 18 and 25, 1978; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Richard Russell, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Richard Russell, acknowledges receipt of the sum of Twelve Thousand and No/100 Dollars ($12,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents

does hereby transfer and convey unto Richard Russell, his heirs, successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 186 on the Plan of Thomas Harding's Second Addition, as of record in Book 21, page 58, Register's Office for said County.

Said part of Lot No. 186 fronts 25 feet on the westerly side of 14th Avenue North, formerly Watkins Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Etheleen Russell Howard by quitclaim deed from James V. Barr, Trustee, of record in Book 4944, page 478, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Richard Russell, his heirs, successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Richard Russell, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 1st day of June, 1978.

Stephen C. Baker
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Russell, a Notary Public in and for said State and County, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 1st day of June, 1978.

Betty R. Russell
Notary Public

My Commission Expires: 7-26-80

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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IDENTIF. REFERENCE

JUN 8 2 48 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-8	CONV	12,000.00			
JUN-8 S'TAX			B*	31.20	
JUN-8 PR'FEE			B*	.50	
JUN-8	W'DEED		B*	4.00	* 35.70