This Deed Prepared by: J. A. Carney, Atty, Stahlman Bldg, Nashville, Tn.37201

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP - PARCEL
Donald W. Pratt	Same	Map 71-15
802 Ewing Avenue		Par 472
Nashville, Tenn. 37203		20W 26585

BOOK 5380 PAGE 940

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Donald W. Pratt and wife, Judith Ann Pratt, to Ernest G. Sweeney, of record in Book 5254, Page 837, Register's Office for Davidson County, Tennessee, in which said Installment Deed Ernest G. Sweeney joined and conveyed the hereinafter described property to G. Thomas Shields, Trustee, to secure a promissory note described in said Installment Deed, and

WHEREAS, default was made in the payment of said promissory note, and

WHEREAS, the Trustee, G. Thomas Shields, refusing or being unable to serve as such Trustee, J. A. Carney was appointed Substitute Trustee in an instrument of record in Book 5370, Page 643, Register's Office for Davidson County, Tennessee by the owners and holders of the indebtedness; now the entire indebtedness having been declared due and payable as provided in said Installment Deed by the owners and holders thereof and the owners and holders of said note having instructed the said J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said Installment Deed, and

WHEREAS, J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed, giving notice of an intent to sell said property at the south door of the Davidson County Court in Nashville, Davidson County, Tennessee, on the 29th day of December 1978 at 12:30 o'clock P. M., and

WHEREAS, at the time and place of said advertisement the said J. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest bid received was that of Donald W. Pratt in the sum of $22,000.00.

NOW, THEREFORE, J. A. Carney, Substitute Trustee, in pursuance of the power and authority vested in me by said instruments and in consideration of the sum bid, I, J. A. Carney, Substitute Trustee, sell, transfer and convey unto the said purchaser, Donald W. Pratt, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of the Richardson Addition, Block "B", of record in Book 161, page, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the easterly margin of Lischey Avenue and extends back 156.6 feet more or less on the southerly line and 156.4 feet more or less on the northerly line in the rear measuring 50 feet thereon.

Being the same property conveyed to Ernest G. Sweeney, by installment deed from Donald W. Pratt and wife, Judith Ann Pratt, as of record in Book 5254, Page 837, Register's Office for Davidson County, Tennessee.

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Donald W. Pratt, his heirs and assigns. This conveyance is made subject to the powers vested in him by deed, but not otherwise. This conveyance is made subject to unpaid taxes and restrictions as to building and use.

WHEREFORE, this Substitute Trustee's Deed has been executed in Nashville, Tennessee, on this 29th day of December 1978.

J. A. Carney, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. A. Carney, Substitute Trustee, the bargainor, with whom I am personally acquainted and who acknowledged that he as Substitute Trustee, executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December 1978.

NOTARY PUBLIC

My Commission Expires: 2-13-80

IDENTIF. REFERENCE
JAN 2 3 18 PM '79
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.
F.0.7.6.4.1.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1-27	CONV	22,000.00		
1-27	S'TAX		57.20	
1-27	PR'FEE		.50	
1-27	W'DEED		4.00	* 61.70

The actual consideration or value, whichever is greater, for this transfer is $ 22,000.00.

Donald W. Pratt
Affiant

Subscribed and sworn to before me this 29 day of December 1978

NOTARY PUBLIC

My Commission Expires: 1-31-81