This instrument prepared by:
HAPPELL & WILLIAMS
2300 21st Avenue, South
Nashville, TN 37212

BOOK 5538 PAGE 558

TRUSTEE'S DEED

Map 80-8
Par 333 Js

ADDRESS NEW OWNER:

Robert F. Lance
2704 12th Avenue, South
Nashville, Tennessee 37204

SEND TAX BILLS:

Robert F. Lance
2704 12th Avenue, South
Nashville, Tennessee 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $31,500.00 .

Affiant

Sworn to and subscribed before me this ____ day of Nov.,1979.

Notary Public

My Commission Expires:

F66155

IDENTIF. REFERENCE

DEC 3 2 26 PM '79

REGISTER DAVIDSON COUNTY, TENN.

DEED

WHEREAS, by Deed of Trust dated August 17, 1977, of record in Book 5186, page 194, Register's Office for Davidson County, Tennessee, Annie Scales conveyed the property hereinafter described to Robert F. Lance, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Robert F. Lance & Associates, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Buford G. Frogge, was appointed Substitute Trustee, and did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on October 25 and November 1 and 8, 1979, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Buford G. Frogge, Substitute Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Monday, November 19, 1979, at 12 noon, at the south door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Robert F. Lance was the highest and best bidder, the amount of his bid being in the sum of $5,000.00.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Buford G. Frogge, Substitute Trustee, have bargained and sole, and by these presents do transfer and convey unto the said Robert F. Lance, his successors and assigns, the following described property in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 96 on the plan of Bordeaux Hills Addition, of record in Book 4460, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete legal description.
>
> Being the same property conveyed to Annie Scales by deed from Robert F. Lance & Associates, Inc., of record in Book 5186, page 192, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to unpaid taxes.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Robert F. Lance, his successors and assigns, forever.

I, Buford G. Frogge, Substitute Trustee, under the said Deed of Trust of record in Book 5186, page 194, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said Robert F. Lance, his successors and assigns, all of the right, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a manner as I as Substitute Trustee under the said Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Buford G. Frogge, Substitute Trustee, has hereunto set his hand this 21st day of November, 1979.

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn Bowman, a Notary Public in and for the State and County aforesaid, the within named Buford G. Frogge, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 21st day of November, 1979.

Notary Public

CAROLYN BOWMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

May 21, 1980

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5538 PAGE 560

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
			31500.00- CO	
			81.50 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	88.40-
9328A	12/03/79	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F66155

IDENTIF. REFERENCE

DEC 3 2 26 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 729103