This Instrument Prepared By: J. A. Carney, Atty, 529 Stahlman Bldg, Nashville, Tn.

ADDRESS OF NEW OWNERS:	SEND TAX BILL TO:	MAP - PARCEL
J. T. Murphree et ux	Same	81-7
802 Ewing Avenue		133
Nashville, Tenn.		2W13520

SUBSTITUTE TRUSTEE'S DEED

BOOK 5611 PAGE 925
5611 - 925

WHEREAS, by Installment Deed by J. T. Murphree and J. A. Carney, to Ethel E. Battle, of record in Book 5119, page 140, Register's Office for Davidson County, Tennessee, in which said Installment Deed Ethel E. Battle joined and conveyed the hereinafter described property to Lin S. Williams, Trustee, to secure a promissory note described in said Installment Deed; and

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

WHEREAS, the Trustee, Lin S. Williams, refusing or being unable to serve as such Trustee, E. A. Carney was appointed Substitute in an instrument of record in Book 5596 Page 22, Register's Office for Davidson County, Tennessee, by the owner and holder of the indebtedness; now the entire indebtedness having been declared due and payable as provided in said Installment Deed by the owner and holder thereof and the owner and holder of said note having instructed the said E. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said Installment Deed instrument; and

WHEREAS, E. 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 Courthouse in Nashville, Tennessee, on the 22nd day of May 1980 at 12:15 o'clock P. M.; and

WHEREAS, at the time and place of said advertisement the said E. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash, subject to the balance due on a first mortgage secured by a Deed of Trust payable to Hermitage Health & Life Insurance Company, and the highest and best bid received was that of J. T. Murphree and wife, Winifred Murphree, in the total sum of $6,000.00.

NOW THEREFORE, I, E. A. Carney, Substitute Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, sell, transfer and convey unto the said purchasers, J. T. Murphree and wife, Winifred Murphree, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being the southerly 39½ feet of the northerly 59½ feet of Lot No. 3 in Holt's Unrecorded Subdivision of Lots Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan is of record in Book 15, pages 10 and 11, Register's Office for said County.

Said part of Lot No. 3 fronts 39½ feet on the easterly side of 10th Avenue North, formerly Crooked Street, and runs back between parallel lines 129 feet, more or less, to an alley, the northerly line of this lot being 284 feet southerly from the southerly margin of Cass Street,

Being the same property conveyed to Ethel E. Battle by deed from J. T. Murphree et al, of record in Book 5119, page 140, 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 J. T. Murphree and wife, Winifred Murphree, their heirs and assigns. This conveyance is made subject to the powers vested in me as Substitute Trustee and I assign the benefits of all warranties vested in them by deed but not otherwise. This conveyance is made subject to unpaid taxes and restrictions as to building and use and to any other prior mortgages and liens of record.

WHEREFORE, this Substitute Trustee's Deed has been executed in Nashville, Tennessee, on this 22nd day of May 1980.

E. A. Carney, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named, E. 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 22nd day of May 1980.

NOTARY PUBLIC

My Commission Expires: 1-31-81

JAMES A. CARNEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

Affiant

Subscribed and sworn to before me this 22nd day of May 1980.

NOTARY PUBLIC

My Commission Expires: 1-31-81

JAMES A. CARNEY NOTARY PUBLIC

FILED MAY 12 10 35 AM '80

REGISTER DAVIDSON COUNTY, TENN.

IDENTIFICATION REFERENCE

F 9 0 3 6 9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5611 PAGE 907

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		PREE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 93066

T
IDENTIF. REFERENCE

JUN 12 10 35 AM '80

No. 761476