FROM: Stephen C. Baker
TRUSTEE

MORTGAGOR: Willie Clyde Mills and wife, Claudine R. Mills

TO: MIA Badger-Bogle
a Joint Venture

Address New Owner as follows:
MIA Badger-Bogle
a Joint Venture
P.O. Box 121086
Nashville, TN 37212

Send Tax Bills to: Same

Map-Parcel No. 147-7-B; 40

This instrument prepared by: DEARBORN & EWING, Attorneys, Suite 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 31,856.00 .

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 18 day of November, 1980.

Betty R. Powers
Notary Public

My Comm. Expires: 4-24-84

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 26, 1977, of record in Book 5214, page 444, Register's Office for Davidson County, Tennessee, Willie Clyde Mills and wife, Claudine R. Mills conveyed to Stephen C. Baker, 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 owner and holder of the said indebtedness directed the said Stephen C. Baker, 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, 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 Friday, November 7, 1980, 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 October 16, 23, and 30, 1980; and,

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, MIA Badger-Bogle, a Joint Venture, acting through its agent, Don Raymond, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of MIA Badger-Bogle, a Joint Venture, acknowledges receipt of the sum of One Thousand and no/100 Dollars ($1,000.00), 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 MIA Badger-Bogle, a Joint Venture, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Unit H 40, parcel 40, Woodlea Place Townhouses, of record in Plat Book 5050, page 101, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of property.

Being the same property conveyed to Willie Clyde Mills and wife, Claudine R. Mills by deed from Frank Bumstead, Successor Trustee of record in Book 5214, page 437, 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 MIA Badger-Bogle, a Joint Venture, its successors and assigns, forever; and Stephen C. Baker, Trustee, does hereby transfer, assign, and set over unto MIA Badger-Bogle, a Joint Venture, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Trustee, has executed this instrument on this the 10th day of November, 1980.

Stephen C Baker, Trustee
Stephen C. Baker
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Betty R. Rivera, a Notary Public in and for said State and County, the within named Stephen C. Baker, 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 10 day of November, 1980.

Betty R. Rivera
Notary Public

My Commission Expires: 4-24-84

G 18031

IDENTIFICATION REFERENCE

NOV 18 3 00 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5679 PAGE 735

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
			31656.00- CO	
			82.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 89.44-	
			5209A11/18/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 8 0 3 1

IDENTIF. REFERENCE

Nov 18 3 00 PM '80

REGISTER
DAVIDSON CO., TENN.

No. 792643