This instrument prepared by:

Warren H. Wild, Jr.
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Arthur Jones, Jr. 2617 Pennington Bend Road Nashville, Tennessee	Central Tennessee Investment Company, Inc. 2517 Lebanon Road Nashville, Tennessee 37214	Map 52 Parcels 70 and 61

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 23rd day of March, 1981, by and between Warren H. Wild, Jr., Substitute Trustee, hereinafter called "Substitute Trustee" and Arthur Jones, Jr. and wife, Jean H. Jones, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 9th day of October, 1979, of record in Book 5511, page 733, Register's Office for Davidson County, Tennessee, Arthur Jones, Jr. and Jean H. Jones conveyed to Stephen C. Baker, Trustee, Apartment Unit No. H-70 of Neely's Bend Condominium, hereinafter described, to secure payment to Central Tennessee Investment Company, Inc. of a Note dated October 9, 1979, in the original principal amount of Fifteen Thousand Dollars ($15,000.00); and

WHEREAS, by Deed of Trust dated the 9th day of October, 1979, of record in Book 5511, page 740, Register's Office for Davidson County, Tennessee, Arthur Jones, Jr. and wife, Jean H. Jones, conveyed to Stephen C. Baker, Trustee, Apartment Unit No. G-61 of Neely's Bend Condominium, hereinafter described, to secure payment to Central Tennessee Investment Company, Inc. of a Note dated October 9, 1979, in the original principal amount of Fifteen Thousand Dollars ($15,000.00); and

WHEREAS, Stephen C. Baker was unable to serve as such Trustee and the lawful holder of the Notes, Central Tennessee Investment Company, Inc. appointed Warren H. Wild, Jr. to serve as Substitute Trustee in accordance with the terms of said Deeds of Trust by an instrument of record in Book 5713, page 15, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deeds of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deeds of Trust declared the Deeds of Trust and Notes to be in default, and thirty (30) days notice was given of such default to Charles Edward Flowers who had assumed the obligations evidenced by the Notes and the Deeds of

Trust by an unrecorded Asssumption Agreement dated November 19, 1979, said notice being given in the manner required by the terms of said Deeds of Trust, and following such notice the defaults were not cured; and

WHEREAS, the lawful holder of the Notes secured by the Deeds of Trust directed the Substitute Trustee to sell the property held as security under the Deeds of Trust as provided therein, and the Substitute Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on March 23, 1981, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on February 26, March 5, and March 12, 1981, and sent a copy of such notice to Charles Edward Flowers and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Arthur Jones, Jr. and wife, Jean H. Jones, at the total price of Forty-Nine Thousand Dollars ($49,000.00), said total price being Twenty-Four Thousand Five Hundred Dollars ($24,500.00) for each unit, these being the highest, last and best bids for each unit.

NOW, THEREFORE, I, Warren H. Wild, Jr., Substitute Trustee as aforesaid, in consideration of the premises and the sum of Forty-Nine Thousand Dollars ($49,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Arthur Jones, Jr. and wife, Jean H. Jones, their heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Apartment Unit No. H-70 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium, of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Arthur Jones, Jr. and Jean H. Jones by deed from Central Tennessee Investment Company, Inc. of record in Book 5311, page 731 and by Arthur Jones and Jean Jones to Charles Edward Flowers by deed of record in Book 5533, page 145, Register's Office for Davidson County, Tennessee.
>
> AND, Apartment Unit No. G-61 of Neely's Bend Condominium created under Title 64, Sections 2701 et seq. as amended,

Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5483, page 86, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Neely's Bend Condominium, of record in Book 5200, page 200, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Arthur Jones, Jr. and wife, Jean H. Jones, by deed of record in Book 5511, page 738, and conveyed by Arthur Jones, Jr. and wife, Jean H. Jones, to Charles Edward Flowers by deed of record in Book 5533, page 134, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Arthur Jones, Jr. and wife, Jean H. Jones. their heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Warren H. Wild, Jr., as Trustee, does hereby transfer, assign and set over to the Arthur Jones, Jr. and wife, Jean H. Jones, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Such easements and restrictions as may be applicable.

(4) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(5) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Warren H. Wild, Jr., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karen Letrudeau, a Notary Public of the State and County aforesaid, personally appeared Warren H. Wild, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 23 day of March, 1981.

Karen Letrudeau
Notary Public

My commission expires:
Oct 21, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is Forty Nine Thousand and no/100 Dollars ($ 49,000.00).

Affiant

Subscribed and sworn to before me this the 23rd day of March, 1981.

Notary Public

My commission expires:

4-22-84

PUSH

IDENTIF. REFERENCE

APR 7 2 14 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G.3.6.4.2.4

04/07 139.90- CHECK

8984

WHW/3-24-81

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5730 PAGE 5

RECEIVED OF _____

FOR _____

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

49000.00- CO
127.40 CO TX
.50 PRFEE
12.00 WDEED
CHECK 139.90-
8964A04/07/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63642 4

IDENTIF. REFERENCE

APR 7 2 14 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815526