THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

BOOK 5862 PAGE 748

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Melba J. Bower 1202 Eastland Ave. Nashville, Tn. 37206	Same	Map 61-3 Parcel 18 ID# 14555 12DZ

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 12th day of October, 1981, Saturn and Mazer were named Trustee by Deed of Trust dated October 12, 1981, executed by Dan H. Wright and wife, Marcia Wright, conveying to them as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure to Melba Jean Bower the payment of one Note of even date in the original principal amount of Forty-two Thousand Four Hundred and 00/100 Dollars ($42,400.00), payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 5819, Page 171, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Judy P. Adkins was appointed Substitute Trustee under the said Deed of Trust hereinabove described by instrument of record in Book 5852, Page 84, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Deed of Trust and Note and notice was properly given to the said Dan H. Wright and wife, Marcia Wright, and they having failed to abide by the terms and provisions of the said Deed of Trust; and,

WHEREAS, I, Judy P. Adkins, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the

terms of the said Deed of Trust and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely February 19, 1982, February 26, 1982, and March 5, 1982, in the Nashville Record, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in the said Deed of Trust. Pursuant to said advertisement, on the 12th day of March, 1982, at 12:00 noon, at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, I, Judy P. Adkins, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove equities as provided in said Deed of Trust, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time Melba J. Bower submitted the highest and best bid in the amount of One Thousand and 00/100 Dollars ($1,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises, I, Judy P. Adkins, Substitute Trustee, do hereby sell, transfer and convey to Melba J. Bower, her heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

> BEING Lot 65 on the Plan of GraMar Acres, Section 2, as of record in Book 2133, page 74, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to Dan H. Wright by deed from Melba Jean C. Hunt Flatt Bower, joined by her husband, Merle E. Bower, of record in Book 5806, page 591, Register's Office for Davidson County, Tennessee.

I, Judy P. Adkins, Substitute Trustee, convey to Melba J. Bower all of the rights conveyed to me as said Substitute Trustee in the said Deed of Trust and instruments including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

This the 15th day of March, 1982.

Judy P Adkins
JUDY P. ADKINS, Substitute Trustee

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Judy P. Adkins, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as said Substitute Trustee for the purposes therein contained.

WITNESS my hand and official seal at office, this the 15th day of March, 1982.

Sue Hudgens
NOTARY PUBLIC

My commission expires: 10-15-83

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $1,000.00.

Melba J. Bower
AFFIANT

Subscribed and sworn to before me, this the 15th day of March, 1982.

Sue Hudgens
NOTARY PUBLIC

My Commission Expires: 10-15-83

G 8.3565

IDENTIF. REFERENCE

MAR 17 11 12 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN

PUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5862 PAGE 751

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
			1000.00-	CO
			2.60	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	12.10-
7390A	03/17/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 8.3 5 6 5

IDENTIF. REFERENCE

MAR 17 11 12 AM '82

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TENN.

No. 871726