FROM: Dan R. Alexander, Substitute Trustee

TO: Herbert Nesbitt

This Instrument Prepared by:
Dan R. Alexander
Attorney at Law
1210 8th Avenue South
Nashville, Tenn. 37203

SUBSTITUTE TRUSTEE'S DEED

BOOK 5915 PAGE 840

Address New Owner HERBERT NESBITT	Send Tax Bills To same	Map/Par PAR 487
1814 Jefferson Street Nashville, Tennessee 37208	same	MAP 92-6 11W 30315

WHEREAS, by Deed of Trust dated January 22, 1981, of record in Book 5706, Page 898 Register's Office for Davidson County, Tennessee, Ernest Johnson, J.D. Johnson and Howard L. Caughron, as partners trading under the name of Johnson Construction Company, conveyed to Morris Levine, 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 duly appointed Dan R. Alexander substitute trustee in an instrument recorded in the Register's Office of Davidson COunty, Tennessee in Book 5898, page 381 and,

WHEREAS, the owner and holder of the said indebtedness directed the said Dan R. Alexander, Substitute Trustee, to sell the said property described in the deed of trust, and in accordance with the terms thereof and pursuant to said direction, Dan R. Alexander, Substitute 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 at the south door of the Davidson County, Tennessee Courthouse on the 19th day of July 1982, at public outcry, to the highest and best bidder for cash free from the equity of redemption, homestead and dower, and all other exemptions which are expressly waived in the deed of trust; and the said advertisement for sale was duly published in the Nashville Record, a newspaper of general circulation in Nashville, Davidson COunty, Tennessee on June 24, 1982, July 1, 1982 and July 8, 1982; and

WHEREAS, at the time and place of said sale, and upon said property being offered under the terms hereinabove set forth, Herbert Nesbitt, the owner and holder of said note, was the highest and best bidder.

NOW THEREFORE, the undersigned, Dan R. Alexander, Substitute trustee pursuant to the bid of Herbert Nesbitt, acknowledges receipt of the sum of $4,000 = four thousand dollars 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 Herbert Nesbitt, his heirs and assigns, the following described real estate in Davidson COunty, Tennessee:

Being Lot No 1 on Faulconer and Ashcraft's Subdivision of Lots 18 and 19, Boyd McNairy Plan, a plan of which is of record in Book 57, page 121, Register's Office

OFFICIAL RECEIPT

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for Davidson County, Tennessee.

Said Lot No# 1 fronts 37 feet on the westerly side of Foster Street, now 25th Avenue North, and runs back between parallel lines with the northerly margin of Hamilton Street 110 feet to an alley.

Being the same property conveyed to Herbert Nesbitt by deed from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 4351, page 727, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ernest Johnson, J.D. Johnson and Howard L. Caughron, as partners from Herbert Nesbitt on the 22nd day of January 1981 of record in Book 5706, Page 898 Register's Office of Davidson County, Tennessee

Being improved property bearing the street address of 801 25th Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract and/or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herbert Nesbitt, his heirs and assigns forever; and Dan R. Alexander, Substitute Trustee does hereby transfer, assign and set over unto Herbert Nesbitt, all of the covenants and warranties contained in the aforesaid deed of trust.

IN WITNESS WHEREOF, the said Dan R. Alexander, Substitute Trustee, has executed this instrument on this 20th day of July 1982.

Dan R. Alexander, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Harold B. Wright a Notary Public in and for said County and State, the within named Dan R. Alexander, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein.

My Commission Expires: Oct-21-1984

Harold B. Wright
NOTARY PUBLIC

HAROLD WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee)
County of Davidson)

Actual value or consideration, whichever is the greater, $ 4,000.00

Dan R Alexander
Affiant

My Commission Expires: Oct-21-1984

Harold Wright
Notary Public

HAROLD WRIGHT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

H 0 1 4 2 6

IDENTIF. REFERENCE

Jul 27 1 01 PM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5915 PAGE 842

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
			4000.00- CO	
			10.40 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	16.90-
			0031A07/27/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 1 4 2 6

IDENTIF. REFERENCE

JUL 27 1 61 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 893558