This instrument prepared by:
HUNTER SHORT, Attorney
1400 American Trust Building
Nashville, Tennessee 37201

Dou21

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

NEW OWNER:

Ann L. Luna
1416 Janie Avenue
Nashville, TN 37216

SEND TAX BILLS TO:

Same

MAP & PARCEL NO.

83-13-99

BOOK 5962 PAGE 580

WHEREAS, on the 18th day of April, 1977, Iris Anne Horton conveyed the property herein described to Donald Gregory, Trustee, in an instrument of record in Book 5137, page 623, Register's Office for Davidson County, Tennessee, to secure a note in the amount of Six Thousand Nine Hundred Dollars ($6,900.00) payable to Daniel T. Leech and Ann L. Luna; and

WHEREAS, Ann L. Luna, now the sole holder of the said note, appointed Hunter Short, Substitute Trustee, in place of Donald Gregory, Trustee, by instrument of record in Book 5939, page 351, said Register's Office; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Installment Deed, and the lawful owner and holder of said Note having requested Hunter Short, Substitute Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Hunter Short, Substitute Trustee, did advertise, in accordance with the provisions of said Installment Deed to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on October 28, 1982, at 12:00 noon; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Hunter Short, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to Ann L. Luna for the sum of Three Thousand Dollars ($3,000.00), which amount was the highest, best and last bid received;

NOW, THEREFORE, in consideration of the sum of Three Thousand Dollars ($3,000.00), cash in hand paid, the receipt of which is hereby acknowledged, I, HUNTER SHORT, Substitute Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said Ann L. Luna (hereinafter referred to as "Grantee"), her successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the northerly 106 feet of Lot No. 93 on the Plan of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee. Said part of Lot No. 93 fronts 50 feet on the south side of Fatherland Street and runs back between parallel lines 106 feet to a dead line.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Substitute Trustee and not any further or otherwise.

WITNESS my hand this 28th day of October, 1982.

HUNTER SHORT, 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, Hunter Short, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of October, 1982.

NOTARY PUBLIC

My Commission expires:

Feb. 26, 1984

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is Three Thousand Dollars ($3,000.00).

AFFIANT

Sworn to and subscribed before me this 29 day of October, 1982.

NOTARY PUBLIC

My Commission expires:

Feb. 26, 1984

H 116704

IDENTIFICATION REFERENCE

Nov 10 1 11 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____ BOOK 5962 PAGE 582

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

300.00- CO
7.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 14.30-
9149A11/10/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 6 7.0 4

IDENTIF. REFERENCE

Nov 10 1 11 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 909643