This instrument prepared by:
PATRICIA S. SPICER, ATTORNEY
1008 Fidelity Federal Building
Nashville, Tennessee 37219

BOOK 6056 PAGE 398

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 16th day of June, 1982, Stephen C. Baker was named Trustee in a Deed of Trust of even date executed by Gary L. Nelson, Sr. and wife, Janice Nelson, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $12,024.72, principal and interest, said Deed of Trust being recorded in Book 5614, page 58, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Patricia S. Spicer, was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 6045, page 876 in the Register's Office for Davidson County, Tennessee; Patricia S. Spicer Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving 21 days notice by 3 successive publication, namely: April 7, 1983, April 14, 1983, and April 21, 1983, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

PURSUANT to said advertisement on April 28, 1983, at 10:30 A.M. at the front door of the Courthouse in Davidson County, Tennessee, it, 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 mentioned equities, as provided in said Deed of Trust, at which time A. D. Carden, Trustee, submitted the highest and best bid in the amount of $ 3,800.00.

NOW THEREFORE, in consideration of the premises, Patricia S. Spicer, Substitute Trustee, does hereby sell, transfer and convey to A. D. Carden, Trustee with full power to sell, transfer, convey or ** ,his/its successors, heirs, and assigns in fee simple, and in bar of all equities above mentioned, the

** encumber without the joinder of any beneficiary

05/13 12:33 0055X

7:57

following described real property, to wit:

LAND in Davidson County, Tennessee, being a triangular strip out of the corner of Lot No. 15 and all of Lot No. 16 except a triangular strip out of the southwest corner of the Plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, as of record in Book 332, page 44, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Maxey Avenue or Lane at the corner of Lots Nos. 16 and 17; thence with the line between said two lots, southwardly 200 feet to the northerly margin of an alley; thence with said alley, westwardly 44 feet to a point 6 feet east of the easterly line of Lot No. 15; thence northwardly 200 feet, more or less, to the souterly margin of Maxey Avenue or Lane, at a point 6 feet west of the corner of Lot Nos. 15 and 16; thence with said Avenue or Lane, eastwardly 56 feet to the beginning.

BEING THE SAME property conveyed to Gary L. Nelson, Sr., by deed from Bert C. Ferguson and James Roger Ferguson D/B/A Ferguson-Shelby Lumber Company, and Janelle R. Ferguson, wife of Bert C. Ferguson, and Dawn R. Ferguson, wife of James Roger Ferguson, of record in Book 5206, page 512, Register's Office for said County.

ALSO being the same property conveyed to Joan Hunter by deed from Gary L. Nelson, Sr., of record in Book 5706, page 485, Register's Office for said County.

Patricia S. Spicer, Substitute Trustee, convey to A. D. Carden, Trustee, with full power to sell, transfer, **, all the rights conveyed to her as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as she, as such Substitute Trustee, may lawfully make, all her actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 28th day of April, 1983.

Patricia S. Spicer
Substitute Trustee

** convey or encumber without the joinder of any beneficiary

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 Patricia S. Spicer, 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 Nashville, this 28th day of April, 1983.

E. Lorraine Cobble

Notary Public

My Commission Expires: 1-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 3,800.00 .

Patricia S. Spicer

Affiant

Subscribed and sworn to before me, this the 28th day of April, 1983.

E. Lorraine Cobble

Notary Public

My Commission Expires: 1-18-87

Address New Owners:
A. D. Carden
c/o 1008 Fidelity Federal Bldg.
Nashville, Tennessee 37219

Send Tax Bills:
Same

Tax I. D. No.:
15DA-12125
72-6-257

H 4 7 7 7 6

IDENTIF. REFERENCE

MAY 13 3 53 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6056 PAGE 401

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
			3800.00- CO	
			5.68 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK	19.38-
7467A05/13/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 7 7 6

IDENTIF. REFERENCE

MAY 13 3 53 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948960