OFFICIAL RECEIPT

THIS INSTRUMENT PREPARED BY:
ROBERT L. DOZIER, ATTORNEY-AT-LAW
707 NASHVILLE CITY BANK BLDG
NASHVILLE, TENNESSEE 37201

BOOK 6238 PAGE 541

SUBSTITUTE TRUSTEE'S DEED

NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.:
John C. Hailey, et al 2906 Berry Hill Drive Nashville, TN 37204	Same	Map 82-1 Parcels 1

WHEREAS, by Deed of Trust dated February 1, 1982, and recorded in Book 5847, Page 962, of the Register's Office for Davidson County, Tennessee, BARBARA ANN MONTGOMERY, a single person, conveyed LARRY L. WESTBROOK, Trustee, the hereinafter described real property, in trust, to secure an indebtedness evidenced by a note, of even date therewith, payable to the order of JOHN C. HAILEY and ROBERT W. BRANCH, JR., which note is fully described in said Deed of Trust; and

WHEREAS, default having occurred in the payment of the note and the terms and conditions of said Deed of Trust, and, in accordance with the terms of the note and Deed of Trust, the holders thereof have declared the entire indebtedness due and owing; and

WHEREAS, the lawful owners and holders of the indebtedness, JOHN C. HAILEY and ROBERT W. BRANCH, JR., by the terms of a certain instrument of record in Book 6174, Page 19, Register's Office for Davidson County, Tennessee, appointed Robert L. Dozier, Substitute Trustee, in the place and stead of Larry L. Westbrook, Trustee; and

WHEREAS, the owners and holders of the indebtedness directed Robert L. Dozier, Substitute Trustee, to sell the property and, in accordance with the terms thereof and pursuant to said direction, Robert L. Dozier, Substitute Trustee, did advertise the property for sale as provided in the Deed of Trust and the property was advertised to be sold at 12:00 Noon, on Tuesday, February 24, 1984, at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly

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waived in the Deed of Trust, and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on February 2, 9 and 16, 1984; and

WHEREAS, at the time and place of said sale, and upon the property being offered under the terms hereinabove set forth, JOHN C. HAILEY and ROBERT W. BRANCH, JR., were the highest and best bidders;

NOW, THEREFORE, the undersigned, Robert L. Dozier, Substitute Trustee, pursuant to the bid of JOHN C. HAILEY and ROBERT W. BRANCH, JR., acknowledges receipt of the sum of FIFTY THOUSAND AND NO/100--DOLLARS ($50,000.00), 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 JOHN C. HAILEY and ROBERT W. BRANCH, JR., their heirs and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lots 2, 3 and 4 on the Plan of W.H. McGavock's Plan of Lots, of record in Book 21, page 32, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by Cantrell, Connell & Morrison, Engineers, dated December 18, 1956, as follows:

Beginning at a point in the easterly margin of 3rd Avenue North at an inter corner of the property conveyed to the City of Nashville by deed from W. G. Bush and Company, of record in Book 2543, page 151, Register's Office for said County; said point being 303 feet southeast from the most westerly corner on 3rd Avenue North of the land conveyed to said City in said deed; thence with the line of the City of Nashville property north 48° East 130 feet to an iron pin; thence south 47° 50' east 315 feet parallel to the margin of 3rd Avenue North to an iron pin; thence south 48° west 130 feet to an iron pin in the easterly margin of 3rd Avenue North; thence north 47° 50' west 315 feet to the point of beginning, containing 0.94 acres, more or less.

TO HAVE AND TO HOLD the property, with the appurtenances, estate, title and interest thereto belonging to John C. Hailey and Robert W. Branch, Jr., their heirs and assigns, forever; and Robert L. Dozier, Substitute Trustee, does hereby transfer, assign, and set over unto John C. Hailey and Robert W. Branch, Jr., all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

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IN WITNESS WHEREOF, the said Robert L. Dozier, Substitute Trustee, has executed this instrument on this the 28th day of February, 1984.

Robert L. Dozier
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandra Kaye Tatum, a Notary Public in and for said County and State, Robert L. Dozier, the within named 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, Tennessee, this 28th day of February, 1984.

Sandra Kaye Tatum
Notary Public

My Commission Expires: 7/21/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value which ever is greater, for this transfer is $50,000.00.

Subscribed to and sworn to before me, this the 28th day of February, 1984.

Robert L. Dozier
Affiant

Sandra Kaye Tatum
Notary Public

My Commission Expires: 7/21/85

FELIX Z. WILSON REGISTER DAVIDSON COUNTY, TN
FEB 28 2 40 PM '84
IDENTIF. REFERENCE
10 5 5 1 9

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

RECEIVED OF _____

FOR _____ BOOK 6238 PAGE 544

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 139.50-
6136A02/28/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10:55:19

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IDENTIF. REFERENCE

FEB 28 2 40 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 16255