This Instrument Was Prepared By:

John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

Send Tax Bills To;

E.J. Boyson
Route 1, Box 130
Charlotte, TN 37036

Map 43-2-B
Par 112

BOOK 6260 PAGE 349

Substitute Trustee's Deed

Whereas, by deed of trust, (said deed of trust) dated April 29, 1983, and recorded in Book 6048 at page 132 in the Register's Office for Davidson County, Tennessee, James W. Eaton, unmarried, (Eaton) conveyed the real property hereinafter described (the property) to Wilkins & Adams, Attys., a partnership, Trustee, (W & A) for the purpose of securing to Eaden Enterprises, a partnership the payment of one note of even date therewith wherein Eaton promised to pay to Eaden principal and interest thereon upon terms, all as therein set forth; and

Whereas, by Assignment dated April 29, 1983, and recorded in Book 6048 at page 135 in said Register's Office, Eaden assigned said note and said deed of trust to Ernest L. Fetner, Trustee (Fetner); and

Whereas, by Substitution of Trustee, dated January 4, 1984, and recorded in Book 6211 at page 396 in said Register's Office, Fetner appointed John V. Adams as Substitute Trustee under said deed of trust; and

Whereas, at the direction of Fetner as the holder of (a) the indebtedness evidenced by said note, (b) said note and (c) said deed of trust, John V. Adams, Substitute Trustee, (Trustee) under and by virtue of the powers vested in Trusteee as such Substitute Trustee under said deed of trust, advertised the sale of the property, as required by law and as required by the terms of said deed of trust by giving twenty-one days notice thereof by three consecutive weekly publications of January 19, January 26 and February 2, all in 1984, in The Nashville Record, a newspaper published in Davidson County, Tennessee, for cash and in bar of equities of redemption, dower and homestead as provided in said deed of trust but subject to the lien of the first mortgage deed of trust recorded in Book 6048 at page 126 in said Register's Office; and

Whereas, pursuant to said advertisements, Trustee, as Substitute Trustee under said deed of trust, offered the property for sale to the highest and best bidder, for cash and in bar of the equities hereinbefore set forth but subject to the lien of said first mortgage deed of trust, by public outcry on Friday, February 10, 1984, at 11:10 A.M. at the south door of the Courthouse for said County; and

Whereas, Fetner submitted the highest and best bid at said sale; and

Whereas, Fetner has assigned Fetner's rights by reason of said highest and best bid to Edward John Boyson and wife, Eleanor Meade Boyson (the Boysons).

Now Therefore:

In consideration of the matters hereinbefore set forth, John V. Adams, Substitute Trustee, as Substitute Trustee under said deed of trust, does hereby tranfer and convey unto Edward John Boyson and wife, Eleanor Meade Boyson, their heirs and assigns, the following described real property.

LAND in Davidson County, Tennessee, being Condominium Unit B-3 on the plan of LeMans Apartments recorded in Book 5200 at page 506 in the Register's Office for said County, the horizontal property regime of which is established by the Master Deed thereof recorded in Book 6047, at page 972, in said Register's Office.

BEING the same property conveyed to Gene Moore by deed from Eaton of record in Book 6074, page 971, said Register's Office.

This is improved property known as: 714 Maylene Drive, Unit B-3, Madison, Tennessee 37115.

This conveyance is made subject to the lien of said first mortgage deed of trust.

03/30 89.70- CHECK

4580

Trustee conveys to the Boysons all of the rights conveyed to (W. & A) by said deed of trust including such covenants and warranties as Trustee as Substitute Trustee under said deed of trust may lawfully make, all actions by Trustee being solely as Substitute Trustee, and not otherwise, under said deed of trust and not as an individual.

In witness whereof, Trustee has signed this Substitute Trustee's Deed on this the 29 th day of February, 1984.

BOOK 6260 PAGE 350

John V. Adams, 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 John V. Adams, 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, Tennessee, this the 29th day of February, 1984.

Notary Public

My Commission Expires:

1-19-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer of $32,000.00.

Affiant

Subscribed and sworn to before me, this the 29 th day of February, 1984.

Notary Public

My Commission Expires:

1-19-88

I 1 2 2 7 5

IDENTIF. REFERENCE

MAR 29 10 59 AM '84

REGISTER
COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5260 PAGE 351

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

32000.00- CAMT.
83.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 39.70-
4580A03/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 2 7 5

IDENTIF. REFERENCE

MAR 30 10 59 AM '84

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 24453