This Instrument Prepared By:
MORRIS LEVINE, Attorney at Law
1119 Stahlman Building
Nashville, Tennessee 37201

BOOK 6372 PAGE 22

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Jack J. Cohen, et al. 1119 Stahlman Building Nashville, Tennessee 37201	Same	91-8-279 12W-6826

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,469.92.

Affiant

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

Notary Public

My Commission Expires 10-28-84

WHEREAS, on the 19th day of October, 1973, Lillian W. Cohen, Jack J. Cohen, Fannie Barnett and Martin I. Cohen executed an Installment Deed to James Edward Brooks, and in said Installment Deed James Edward Brooks conveyed the property to Morris Levine, Trustee, to secure a promissory note in the principal sum of $9,655.00 payable to the order of Lillian W. Cohen, Jack J. Cohen, Fannie Barnett, and Martin I. Cohen; all as fully set out in said Installment Deed, which is of record in Book 4768, page 153, Register's Office for Davidson County, Tennessee, to which reference is here made; and

WHEREAS, the said Morris Levine was unable and refused to act as Trustee and it was necessary for the appointment of a Substitute Trustee, which appointment was made under date of July 27, 1984; all of which is contained in an instrument designating William Warren Gibson as Substitute Trustee, same being of record in Book 6347, page 461, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in payment of said note and the lawful owner and holder thereof made demand on me as Substitute Trustee, to foreclose on said property; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County,

Tennessee, all in accordance with the terms and conditions of said Installment Deed, to sell said property at 12:00 O'clock Noon, Friday, August 24, 1984 at the front and south door of the Metro Courthouse in Davidson County, Tennessee, for cash to the highest and best bidder; and

WHEREAS, the highest bid received was in the amount of Eleven Thousand Four Hundred Sixty-Nine Dollars & 92/100 ($11,469.92) cash, said offer and bid having been made by Jack J. Cohen, Lillian W. Cohen, and Martin I. Cohen.

NOW, THEREFORE, in consideration of said sum, I, William Warren Gibson, Substitute Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Jack J. Cohen, a one-third undivided interest, Lillian W. Cohen, a one-half undivided interest, and Martin I. Cohen, a one-sixth undivided interest, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee; to-wit:

BEING Lot No. 4 on the Map of Subdivision of certain lots on Plan of Clifton, as of record in Book 161, page 80, Register's Office for said County.

SAID Lot No. 4 fronts 50 feet on the east side of 42nd Avenue, North and runs back 209.7 feet on the south and 226.2 feet on the north line to a 15 foot alley in the rear, measuring 52.6 feet thereon.

BEING the same property conveyed to James Edward Brooks by deed from Lillian W. Cohen, Jack J. Cohen, Fannie Barnett and Martin I. Cohen, of record in Book 4768, page 153, Register's Office for Davidson County, Tennessee.

This is improved property known as 906 - 42nd Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with all the appurtenances, estate, title and interest thereto belonging to the said Jack J. Cohen, a one-third undivided interest, Lillian W. Cohen, a one-half undivided interest, and Martin I. Cohen, a one-sixth undivided interest, and their heirs and assigns forever.

This conveyance is made by me as Substitute Trustee, but no further or otherwise.

Witness my hand this 29th day of August, 1984.

WILLIAM WARREN GIBSON
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 William Warren Gibson, 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 29th day of August, 1984.

SUSAN A. HORSKELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 11-01-87.

08/31 39.40- CHECK
I 4 6 9 1 7
IDENTIF. REFERENCE
AUG 31 1 42 PM '84
FELIX ... REGISTER
DAVIDSON COUNTY, TN
RUSH
7033

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			11469.52- CONT.	
			29.50 CSTAX	
			.50 PRFEE	
			5.00 MORTG	
			CHECK	33.40-
7033A	08/31/84	CAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4691 1 7

IDENTIF. REFERENCE

AUG 31 1 42 PM 184

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0065657