PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
B. B. Doubleday, Jr. 112 Church St. #206 Nashville, Tn. 37201-5	Same	81-11-157 81-11-157.01

WHEREAS, on the 22nd day of April, 1971, James H. Chandler, Jr., and wife, Elzer S. Chandler, conveyed the property herein described to Alfred C. Galloway, Trustee, in an instrument of record in Book 4498, page 85, Register's Office for Davidson County, Tennessee, to secure a note in the original principal amount of $17,600 payable to Community Federal Savings & Loan Association of Nashville; and

WHEREAS, Sue T. Viaches and Thelma K. Thomason, now the sole holders of the said note, appointed Hunter Short, Substitute Trustee, in place of Alfred C. Galloway, Trustee, by instrument of record in Book 6503, page 380, said Register's Office; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust and the lawful owners and holders 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 Deed of Trust to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee, on March 29, 1985, at 2 p.m. Central Standard Time; 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 B. B. Doubleday, Jr., for the sum of $50,000, which amount was the highest, best and last bid received;

NOW, THEREFORE, in consideration of the sum of $50,000 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 B. B. Doubleday, Jr., (hereinafter referred to as "Grantee"), his successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 1:

Being the northerly half of Lot No. 398 on Plan of McGavock, Wetmore and Others Second Addition to Nashville called the

04/01 139.50 CHECK
3875

Addition to the Town of McGavock, as of record in Book No. 21, page 41, Register's Office for said County. Said lot is more particularly described according to a survey of Hickerson & Hickerson, Engineers, dated November 5, 1963, not of record, as follows:

Beginning at an iron pin on the westerly side of 17th Avenue North at a point 750.0 feet in a northerly direction from the northerly margin of Wheeles St. thence with 17th Avenue North, N. 37 deg. 15 min. W 50.0 feet to an iron pin at the common corner of Lots 398 and 399, thence southerly with the common line of Lots 398 and 399, 102.1 feet to an iron pin in the easterly margin of 18th Avenue North, thence with 18th Avenue No., S. 21 deg. 46 min. E 52.0 feet to an iron pin, thence N. 53 deg. 51 min. E. 115.8 feet to the point of beginning.

Being the same property conveyed to James H. Chandler, Jr., and wife, Elzer S. Chandler, by deed from Barbara Joyce O'Brien, as of record in Book 3679, page 249, said Register's Office.

TRACT 2:

Being Lot No. 399 on the Plan of McGavock, Wetmore and Others Second Addition to Nashville called the Addition to the Town of McGavock, as of record in Book No. 21, page 41, Register's Office for said County. Said lot is more particularly described according to a survey of Hickerson & Hickerson, Engineers, dated November 5, 1963, not of record, as follows:

Beginning at an iron pin on the westerly side of 17th Avenue North at a point 800.0 feet in a northerly direction from the northerly margin of Wheeles St. thence with 17th Avenue, No., N 37 deg. 15 min. W 370.3 feet to an iron pin at the intersection of 17th Ave. North and 18th Avenue North, thence with 18th Ave. North, S 21 deg. 46 min. E 383.3 feet to an iron pin in the easterly side of 18th Ave North, thence N 53 deg. 51 min. E 102.1 feet to the point of beginning.

Being the same property conveyed to James H. Chandler, Jr., and wife, Elzer S. Chandler, by deed from Barbara Joyce O'Brien, Executrix, as of record in Book 3675, page 53, said Register's Office.

This property is known as 1733 and 1735 17th Avenue, North, Nashville, Tennessee.

To have and to hold said property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his 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 Deed of Trust 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 20th day of March, 1985.

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 (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1985.

Gail A. Moore
Notary Public
My Commission expires: 4-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $50,000.

J. A. Woodward, Jr.
Affiant

Sworn to and subscribed before me this 1st day of Apr. 1985.

W. Wilson
Notary Public
My Commission expires: Aug. 14

I.D. 32.50

IDENTIF. REFERENCE

APR 1 11 25 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

Book 6523 Page 557 A

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-
3876A04/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 3 2 5 0

IDENTIF. REFERENCE

APR 1 11 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120929