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

File 34

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

BOOK 6523 PAGE 562

NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
B. B. Doubleday, Jr. 1123 Church St, #206 Nashville, Tn. 37203	Same	81-2-113 92-9-89

WHEREAS, on the 30th day of March, 1972, 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 4591, page 867, Register's Office for Davidson County, Tennessee, to secure a note in the original principal amount of $38,577.09 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 378, 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:

04/01 139.50* CHECK

3379

TRACT NO. 1:

Being the easterly 70 feet of Lot No. 8 of the Southern Publishing Association Plan, as of record in Book 161, page 144, Register's Office for said County.

Said easterly part of Lot No. 8 fronts 70 feet on the north side of Hyde Street and runs back between parallel lines 156 feet to an alley.

Being the same property conveyed to James H. Chandler and wife, Elzer S. Chandler, by deed from Lee E. Mosbey and wife, of record in Book 4190, page 214, said Register's Office.

TRACT NO. 2:

Being Lot No. 17 on the Map of Jackson Subdivision of the Marable Lot, of record in Book 161, page 86, Register's Office for said County.

Said lot fronts 39 feet on the north side of Locust Street and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to James H. Chandler, Jr., by deed from Ruby Campbell Sperry and husband, of record in Book 4557, page 475, said Register's Office. James H. Chandler and James H. Chandler, Jr., are one and the same person.

This property is known as 2412 Hyde Street, Nashville, Tennessee, and 3010 Indiana Avenue, 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 30th 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 20th day of March, 1985.

Notary Public
My Commission expires: 2-18-87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Affiant

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

Notary Public
My Commission expires: Aug. 29

IDENTIF. REFERENCE

APR 1 11 30 AM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

1:9 3 2 5 2

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 6523 PAGE 565

FOR _____

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-
3879A04/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1932 52

IDENTIF. REFERENCE

APR 1 11 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 120931