SEND TAX BILLS -- NEW OWNER:
Carl G. Johnson
Box 604
Springfield, TN 37172

PREPARED BY: Wilkins and Ivey, Attorneys
2210 Crestmoor Road
P. O. Box 150157
Nashville, Tennessee 37215

3DZ-60450 96-13-111

SUBSTITUTE TRUSTEE'S DEED

BOOK 6610 PAGE 141

WHEREAS, on the 6th day of July, 19 61, C. H. Briley was named Trustee in a Deed of Trust of even date executed by Ernest O. Brown and wife, Shirley A. Brown, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 12,850.00, principal and interest at 5.50 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 3246, page 17, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Christy W. Ivey and Linda G. Walker were appointed as Successor Joint Trustees, either of them having full power without the joinder of the other to act, by an instrument of record in Book 6232, page 764, in the Register's Office for Davidson County, Tennessee; Christy W. Ivey and Linda G. Walker, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in them as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: December 20, 1984, December 27, 1984 and January 3, 1985, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash.

PURSUANT to said advertisement on Monday, January 14, 1985, at 11:00 A.M. A. M. at the south door of the Courthouse in Davidson County, Tennessee, Christy W. Ivey, as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, as provided in said Deed of Trust, at which time Carl G. Johnson submitted the highest and best bid in the amount of $ 44,000.00.

NOW THEREFORE, in consideration of the premises, Christy W. Ivey, Substitute Trustee, does hereby sell, transfer and convey to Carl G. Johnson, successors and assigns, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the plan of Happy Acres, of record in Book 2331, page 63, Register's Office for said County.

SAID Lot No. 2 fronts 150 feet on the northerly margin of Lyncrest Drive and extends back 175.4 feet on the easterly line and 175.9 feet on the westerly line to a dead line in the rear, measuring 150 feet thereon.

BEING the same property conveyed to Ronald L. Pearson and wife, Irene R. Pearson by deed from Charles Ray Johnson and wife, Anna Ruth Johnson of record in Book 4256, page 187, Register's Office for Davidson County, Tennessee.

J 2 1 8 8 2

IDENTIF. REFERENCE

JUL 19 9 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Christy W. Ivey, Substitute Trustee, conveys to Carl G. Johnson, all the rights conveyed to her as Substitute Trustee in said Deed of Trust, including such covenants and warranties as she, as such Substitute Trustee, may lawfully make, without covenants of general warranty and subject to such limitations as may exist by reason of general law and from the public records, all her actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in her under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this the 14th day of January, 1985.

Christy W. Ivey
Substitute Trustee

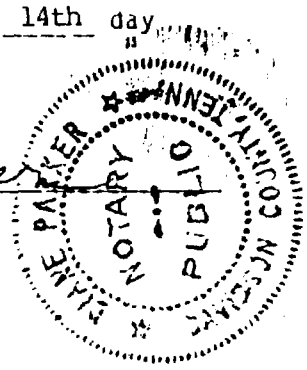
STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Christy W. Ivey, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of January, 1985.

Diane Parker
Notary Public



My Commission Expires: 4-21-85

STATE OF TENNESSEE

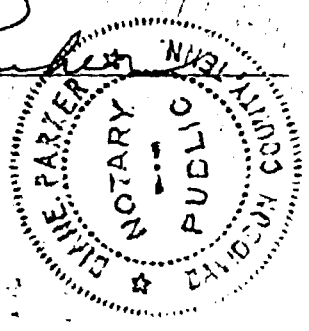
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $44,000.00.

Carl G. Johnson
Affiant

Subscribed and sworn to before me, this the 14th day of January, 1985.

Diane Parker
Notary Public



My Commission Expires: 4-21-85

MAIL TO: Wilkins & Ivey, Attorneys
2210 Crestmoor Road
P. O. Box 150157
Nashville, TN 37215 jcb

87/10 130.90- CASH

9163

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6610 PAGE 143

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

44000.00- CONT,
114.40 CRTAX
.50 PRFEE
6.00 WDEED
CASH 120.90-
9163A07/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 2 1 8 8 2

IDENTIF. REFERENCE

Jul 19 9 26 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 155321