BOOK 6622 PAGE 572

PREPARED BY:
STEELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
1102 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 21,500.00/100.

J. William Lincoln III
Affiant

Subscribed and sworn to before me, this the 24 day of August, 1985.

Carolyn N. Bates
Notary Public

My Commission expires:

7-11-86.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated November 5, 1979, and recorded in Book 5540, Page 425, Register's Office, Davidson County, Tennessee, John Michael Cappello and Vera J. Cappello conveyed to Wilkins, Adams & Spicer, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 8, 1985, and recorded in Book 6605, Page 204, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned deed of trust nominated and appointed James W. Lincoln, III as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, provisions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire indebtedness due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Substitute Trustee to sell said property; and

WHEREAS, I, the undersigned Substitute Trustee, did give twenty (20) days notice of time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of

said newspaper under the dates of July 11, 18, 25, 1985, stating that on August 1, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and all prior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Substitute Trustee, offered said property for sale at public outcry and sold said property to Sharon Wilburn

for $ 16,500.00/xx, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF the sum of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby bargain and sell and by these presents transfer and convey unto the said Sharon Wilburn, (hereinafter referred to as Grantee), Grantee's heirs, successors and assigns, the following described property, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 49 on the Plan of Valley View Subdivision, Section One, of record in Plan Book 2331, page 113, Register's Office for said County.

SAID Lot No. 49 fronts 60.73 feet on the easterly margin of 38th Avenue North and extends back 119.3 feet on the northerly line and 114.10 feet on the southerly line to a dead line in the rear, measuring 44.33 feet thereon.

BEING the same property conveyed to Doyle Wilburn by deed from William Sawyer and wife, Mary E. Sawyer, of record in Book 4740, page 49, Register's Office for Davidson County, Tennessee.

BOX 15

BOOK 6622 PAGE 574

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's heirs, successors and assigns forever, but subject to said unpaid real estate taxes and all prior liens of record.

And I do further transfer and assign 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 and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 2 day of August, 1985.

James W. Lincoln III
James W. Lincoln, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at office, this the 2nd day of August, 1985.

Notary Public

My Commission Expires: 7-27-86

2609.2

IDENTIFI REFERENCE

AUG 5 | 10 PM '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 6622 PAGE 575

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

21500.00- CONT.
55.90 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 65.40-
4340A08/05/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.60 92

IDENTIFICATION REFERENCE

AUG 5 1 10 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 160378