THIS INSTRUMENT PREPARED BY:
GERALD D. NEENAN
1520 One Commerce Place
Nashville, TN 37239

Send Tax Bill to New Owner:
Joseph A. Daugherty
2412 Oakland Avenue
Nashville, TN 37212

Map 119-13 Parcel 29

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated February 28, 1980, to Michael J. Philbin, Trustee, executed by Kevin J. Daugherty, et ux, Denise E. Daugherty, as same appears of record in Book 6349, Page 846, Register's Office for Davidson County, Tennessee;

WHEREAS, the lawful owner and holder of said indebtedness has removed Michael J. Philbin as Trustee, under said Deed of Trust, and has nominated and appointed Gerald D. Neenan as Substitute Trustee, pursuant to the terms of said Deed of Trust, which Appointment of Substitute Trustee is of record in Book 6616, Page 49, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Gerald D. Neenan, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on August 1, 1985, and subsequent insertions appearing on August 8, 1985 and August 15, 1985, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on August 21, 1985, at 11:30 a.m., being the time and at the south door of the Courthouse in Nashville, Davidson County, Tennessee being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outery to the highest and best bidder for cash and was struck off and sold to Joseph A. Daugherty at and for the sum of Fifteen Thousand Five Hundred and no/100 Dollars ($15,500.00), which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREORE, in consideration of the premises and the payment by Joseph A. Daugherty of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Gerald D. Neenan, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Joseph A. Daugherty, his successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to wit:

> Being Lot No. 27 on the Map of an Addition to and revision of Lots 93 to 97, inclusive of H. G. McNabb Subdivision, of record in Book 1130, page 79, said Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 27 fronts 75 feet on the easterly side of Harlin Drive and runs back between lines 174.1 feet on the north line and 172.8 feet on the south line to a dead line in the rear on which it measures 75 feet.
>
> Being the same property conveyed to Kevin J. Daugherty and wife, Denise E. Daugherty by deed from Kevin D. Willis and wife,

Angela O. Willis, of record in Book 5554, page 667, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Joseph A. Daugherty, his successors and assigns, in fee simple forever, to whom the said Gerald D. Neenan, Substitute Trustee, warrants the title to the aforesaid property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Gerald D. Neenan, as Substitute Trustee, has executed this instrument on the 21st day of August, 1985.

GERALD D. NEENAN
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Gerald D. Neenan, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 21st day of August, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is Thirty-five Thousand and no/100 ($35,000.00).

AFFIANT

Sworn to and subscribed before me,
this 21st day of August, 1985.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-1988

30437

IDENTIFI REFERENCE

AUG 21 3 48 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 6636 PAGE 12

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

35000.00- CAMT.
91.00 CSTAX
.50 PRFEE
12.00 MISC.
CHECK 103.50-
9694A08/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30437

IDENTIFICATION REFERENCE

AUG 21 3 48 PM '85

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 165598