This instrument prepared by:
William P. Dougan, Attorney at Law
401 Davidson Road, Nashville, TN 37205

5577 RUSH

BOOK 6686 PAGE 230

Map No. 119-12-52
Fld. Bk.
~~Parcel~~ No. 6DA - 33699 IDENTIFICATION REFERENCE

The actual consideration or value, whichever is greater for this transfer, is $ 37,700.00.

William P. Dougan
Affiant

This is improved property at:

804 Carlyle Place
Nashville, TN 37211

OCT 18 | 30 PM '85
FELIX Z. WILSON II CLERK
DAVIDSON COUNTY, TN

Subscribed and sworn to before me, this 18th day of October, 1985.

SEND TAX BILLS TO:

The Richard Gill Co.
P. O. Box 758
San Antonio, TX 78293

Ann D. Ellsperman
Notary Public
My Commission Expires: May 6, 1989

NOTARY PUBLIC DAVIDSON COUNTY, TN

SUCCESSOR TRUSTEE'S DEED

Whereas, Robert H. Smith and wife, Thelma E. Smith executed a deed of trust on the 16th day of October, 1984, which was recorded in Trust Deed Book 6405, Page 682, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway and D. Gene Merrill, either of whom may act Trustee(s), the hereinafter described property to secure payment to Dominion Bancshares Mortgage Corporation, a promissory note fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and The Richard Gill Company, holder of said note has demanded of the Successor Trustee, appointed by an instrument of record in Book 6660, Page 974, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on Friday, October 18, 1985 at the front door of the Court House in Davidson County, Tennessee, at 12:00 noon,

the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the equities of redemption, dower and homestead, as provided in said deed of trust; when The Richard Gill Company, being the highest and best bidder, became the purchaser at the price of $ 37,700.00, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said The Richard Gill Company, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to-wit:

LAND in Davidson County, Tennessee being Lot No. 180 on the Map of Battlewood Subdivision, Section 2, of record in Book 1835, pages 95 and 96, Register's Office for Davidson County, Tennessee more particularly described as follows:

BEGINNING with a point in the westerly margin of Carlyle Place at the common corner of Lots 180 and 181; thence southwesterly along the common line between said two lots 174.70 feet to a point at the common rear corner of said two lots; thence northwesterly 83.13 feet westerly 40 feet to a point at the common corner of Lots 180 and 179; thence northeasterly 168.40 feet to a point in the westerly margin of Carlyle Place at the common corner of Lots 179 and 180; thence along said margin southeasterly 61.55 feet to a point at the beginning of a curve; thence around said curve 30.77 feet in a southeasterly direction to a point; thence along said margin 40.0 feet in a southeasterly direction to the point of beginning.

BEING the same property conveyed to Robert H. Smith and wife, Thelma E. Smith by deed of record in Book 6405, page 679, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD THE same unto the said The Richard Gill Company, its successors and assigns, forever

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens. Taxes for 1985 are a lien, due and payable, but not delinquent.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 18th day of October, 1985.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of October, 1985, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:

March 13 19 1

Notary Public

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6686 PAGE 232

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

37700.00- CAMT.
98.02 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 104.52-
78BBA10/18/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45577

IDENTIFICATION REFERENCE

Oct 18 1 31 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 183332