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

BOOK 6721 PAGE 629

Map No. 92-13-116
~~Parcel~~ No. 11W-71230

This is improved property at:

3906 Elkins Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

The Richard Gill Co.
P. O. Box 758
San Antonio, TX 78293-0758

The actual consideration or value, whichever is greater for this transfer, is $29,735.67.

William P. Dougan
Affiant

Subscribed and sworn to before me, this 2nd day of December 1985.

Charlotte Earles
Notary Public
My Commission Expires: 7-21-88

SUCCESSOR TRUSTEE'S DEED

Whereas, Reginald H. Miller executed a deed of trust on the 2nd day of July, 1984, which was recorded in Trust Deed Book 6341, Page 406, Register's Office of Davidson County, Tennessee, conveying to Donald L. Poleway and D. Gene Merrill, Trustees, 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 6700, Page 893, 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 November 29, 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 $ 29,735.67, and BOOK 6721 PAGE 630

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. 4 of Block 20 on the Plan of Charlotte Park Company's Second Addition, as of record in Book 57, pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Reginald H. Miller by deed of record in Book 6341, page 403, said Register's office.

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN
Dec 2 10 58 AM '85
IDENTIFICATION REFERENCE
57030

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.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 2nd day of Dec., 1985.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of December, 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.

Charlotte Bailey
Notary Public

My Commission Expires:
1-19-88

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6721 PAGE 631

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
			25735.67- CONV	
			77.25 CONVX	
			.50 PRFEE	
			6.00 MORT	
			SMTAX	38.75-
1460A	12/02/85		CHK	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7 0 3 0

IDENTIFICATION REFERENCE

DEC 2 10 56 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195382