THIS INSTRUMENT PREPARED BY:

James C. Midgett, Jr.
Attorney at Law
Suite 502
211 Printer's Alley Building
Nashville, Tennessee 37201

BOOK 6784 PAGE 434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 38,929.00

James C. Midgett, Jr.
AFFIANT

Sworn to and subscribed before me this 18th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 1-10-89

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP - PARCEL NO.
C. H. Midgett, et ux	Same	23
2423 Claylick Road		130
White's Creek, TN 37189		

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 29, 1980, of record in Book 5695, Page 586, Register's Office for Davidson County, Tennessee, H. Lane Palmer and wife, Beth M. Palmer conveyed the property hereinafter described to Harold Reeves, Trustee, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness and in performance of the other covenants and agreements contained in said instrument, and C. H. Midgett, and wife, Dixie H. Midgett, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and,

WHEREAS, Harold Reeves resigned as Trustee and James C. Midgett, Jr. was appointed Substitute Trustee in his stead by instrument of record in Book 6763, Page 547, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said James C. Midgett, Jr., Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days, one insertion of said advertisement appearing in each of the issues of said newspaper on January 23, 1986, January 30, 1986, and February 6, 1986, respectively; and,

WHEREAS, pursuant to said notice, I, the undersigned, James C. Midgett, Jr., Substitute Trustee, did offer said property for sale at public outcry to the highest bidder for cash in hand, and free from the right of equity of redemption, the right

of statutory redemption, homestead and dower, and subject to any and all unpaid taxes on Friday, February 14, 1986, at 12:00 noon, at the main door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, C. H. Midgett and wife, Dixie H. Midgett were the highest and best bidders, the amount of their bid being the sum of Thirty eight thousand nine hundred twenty nine and no/100 dollars ($38,929.00) and the said C. H. Midgett and wife, Dixie H. Midgett being the holders of the indebtedness secured by said lien, together with the expense of said sale amounting to more than said bid, accordingly they were not required to pay any cash to the Substitute Trustee except the expense of said sale.

NOW, THEREFORE, in consideration of the premises, I, James C. Midgett, Jr. Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto C. H. Midgett and wife, Dixie H. Midgett, the following described property situated in Davidson County, Tennessee, to wit:

> LAND in the 10th Civil District of Davidson County, Tennessee, Property of C. H. Midgett according to a survey by Southern Land & Associates, Inc. of Nashville, dated May 16, 1980, described as follows:
>
> BEGINNING at an iron pin located South 43°08'33"W 45 feet from a monument marking this junction at the end of an access road and the right-of-way of I-24 at approximate station 288+77; thence with said access road South 43°08'33"W 45.00 feet to a monument; thence South 51°03'21"E 180 feet to an iron pin; thence S00°40'54"W 695.15 feet to an iron pin; thence North 51°03'21"W 357.68 feet to an iron pin; thence North 10°09'08"E 330.00 feet to an iron pin; thence N48°06'36"W 307.77 feet to an iron pin; thence North 53°25'47"E 305.70 feet to an iron pin; thence South 46°51'27"E 140.70 feet to the beginning, containing 5.00 acres, more or less.
>
> Being the same property conveyed to H. Lane Palmer and wife, Beth M. Palmer by deed from C. H. Midgett and wife, Dixie H. Midgett, of record in Book 5695, Page 583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of sale, and any other matters of record in said Register's Office which affects said title.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said C. H. Midgett and wife, Dixie H. Midgett, their heirs and assigns, forever.

I, James C. Midgett, Jr., Substitute Trustee, under this Trust Deed, do hereby transfer, assign and convey unto the said C. H. Midgett and wife, Dixie H. Midgett, their heirs and assigns, all of the right, title, and interest in and to said property vested in me, and which I have the right to transfer, in as full and ample manner as I, as Substitute Trustee under the aforesaid instruments, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned James C. Midgett, Jr., Substitute Trustee, has hereunto set his hand this the 18th day of February, 1986.

James C. Midgett, Jr.
JAMES C. MIDGETT, JR., Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Kay Hall, a Notary Public in and for said County and State, the within named James C. Midgett, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 18th day of February, 1986.

Kay Hall
Notary Public

My Commission Expires: 1-10-89

7.6582

IDENTIFICATION REFERENCE

FEB 18 3 23 PM '86

FELIX Z. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6784 PAGE 437

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

36929.00- CA IT.
101.[illegible] CSTAX
.50 PRFEE
9.00 WDEED
CHECK 110.64-
5360A02/18/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.6 5.8 2

IDENTIFI. REFERENCE

FEB 18 3 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 219881