THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
4015 Travis Drive, Nashville, TN 37211

mail

150218830

Map 61-15

C. EDWARD COOMER

Parcel 242

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

TO: DOBSON & JOHNSON, INC.

BOOK 6838 PG 33

WHEREAS, by Deed of Trust executed June 10, 1983, and of record in Book 6074, page 661, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Christopher Schneider and wife, Deborah K. Schneider, to Albert Wm. Johnson, Trustee, to secure payment of a promissory note of even date therewith as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due, said Trustee or the lawful holder of such note was authorized to declare the whole of said note due and payable and to sell such real property at auction for cash to the highest bidder free from all rights of the said Christopher Schneider and wife, Deborah K. Schneider, their heirs, administrators, successors or assigns, after advertising the time and place of said sale as required by law; and

WHEREAS, said Deed of Trust further provides that in the event the said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Dobson & Johnson, Inc. did appoint C. Edward Coomer, Attorney, as Substitute Trustee by instrument of record in Book 6808, page 735, Register's Office for Davidson County, Tennessee, thereby vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default has occurred in the payment of said indebtedness and the whole of same was declared due and payable and notice was given as provided by law by regular publication in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, that said property would be sold at the main door of the Davidson County Courthouse in Nashville, Tennessee, on Thursday, April 24, 1986, at 11:00 a.m. to the highest and best bidder for cash free from all of the rights of the said Christopher Schneider and wife, Deborah K. Schneider, their heirs, administrators, successors or assigns; and

WHEREAS, said sale was held and conducted at the time and place set out in the advertisement and Dobson & Johnson, Inc. was the highest and best bidder, said bid being in the amount of $54,041.74.

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said deed of trust, have this day bargained and sold and do by these presents hereby transfer and convey to Dobson & Johnson, Inc. to have and to hold to it and to its successors and assigns forever and free from the rights of the said Christopher Schneider and wife, Deborah K. Schneider, land in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 71 on the Plan of M. N. Young's Inglewood Annex, of record in Book 547, page 197, Register's Office, Davidson County, Tennessee.

It is the intention and purpose of the above named Trustee to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 24th day of April, 1986, by subscribing hereto my official signature at Nashville, Tennessee.

94629

IDENTIFICATION REFERENCE

APR 25 8 28 AM '86

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

C. EDWARD COOMER

C. Edward Coomer

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, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 24th day of April, 1986, at Nashville, Tennessee.

My Commission Expires:

11-10-89

Phyllis Kernon

NOTARY PUBLIC

PHYLLIS NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $54,041.74, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 24th day of April, 1986, at Nashville, Tennessee.

My Commission Expires:

10-12-89

NOTARY PUBLIC

ADDRESS: DOBSON & JOHNSON, INC.
Suite 1800
One Commerce Place
Nashville, TN 37239

SEND TAX BILLS TO: Same

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6838 PAGE 35

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
			4041.74- CAMT.	
	VD		4041.74 CAMT.	
			54041.74- CAMT.	
			140.40 CSTAX	
			.50 PRFEE	
			3.00 WDEED	
			CHECK 143.90-	
			681A04/25/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94629

IDENTIFICATION REFERENCE

APR 25 8 28 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240811