M/P 105-07-0/237

ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
Fidelity Financial Services, Inc. 310 Philfre Ct., Suite 155 Nashville, TN 37217	Same	John H. Lowe 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

BOOK 6932 PAGE 789

WHEREAS, by Deed of Trust dated May 15, 1985, of record in Trust Deed Book 6559, Page 833, Register's Office for Davidson County, Tennessee, Louise Dufresne, conveyed certain real property therein described to Jacobs H. Doyle, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated June 23, 1986 John H. Lowe was appointed Substitute Trustee to serve in the place and stead of Jacobs H. Doyle, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 6898, Page 443, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on July 3, 1986, and thereafter on July 10, and 17, 1986, which notice of sale advertised the sale of the property hereinafter described for July 25, 1986, at 12:00 Noon; and

WHEREAS, on July 25, 1986 at 12:00 Noon, at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twenty-Eight Thousand Eight Hundred Thirty-Eight and 86/100 Dollars, ($28,838.86), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, John H. Lowe, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Fidelity Financial Services, Inc., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

IDENTIFICATION REFERENCE 26023

JUL 29 3 31 PM '86

PEGGY Z. MULLEN, REGISTER
DAVIDSON COUNTY, TN

Land in Davidson County, Tennessee, being the westerly 100 feet to the Easterly 400 feet of Block No. 6 on the map of Hamilton Subdivision, as of record in Minute Book 1, Page 97, County Court for said County.

Said Part of Block No. 6 fronts 100 feet on the southerly side of Hamilton Avenue and runs back between parallel lines, parallel with and 300 feet west of the westerly margin of Pillow Street, 167-1/2 feet to an alley.

Being the same property conveyed to Louise DuFresne, by deed from James H. Buckner, III, Andrew W. Buckner, Monroe Buckner, Phillip Buckner and Louise DuFresne, as recorded in Book 6546 Page 773, Register's Office of Davidson County, Tennessee.

This is improved property known as 543 Hamilton Ave., Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said Fidelity Financial Services, Inc., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 25th day of July, 1986.

John H. Lowe
John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 1986, before me personally appeared John H. Lowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

D. Ronald Ingram
Notary Public

My commission expires: 4/18/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $28,900.00). This is equal to or greater than the property would bring at a fair and voluntary sale.

John H. Lowe
AFFIANT

Sworn to and subscribed before me this 25th day of July, 1986.

D. Ronald Ingram

My commission expires: 4/18/88

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

RECEIVED OF _____

FOR _____

BOOK 6932 PAGE 711

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
			28900.00- CANT.	
			80.92 CSTAX	
			.50 PRFE	
			6.00 MOE D	
			CHECK	87.42-
3653A	07/29/86	BAL		.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2602023

IDENTIFI REFERENCE

Jul 29 3 31 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276897