This instrument prepared by:
Harold Reeves, Attorney
640 Spence Lane
Nashville, Tn. 37217

BOOK 6966 PAGE 30

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 28th day of August 19 86, by and between Richard P.Sims Substitute Trustee, party of the first part, and Ernest R. Hansford and wife, Gloria Jean Hansford, party of the second part.

WITNESSETH:

Whereas, by Deed of Trust of record in Book 6933, page 599, Register's Office for Davidson County, Tennessee, Patricia A. Collins, unmarried conveyed certain property therein described to Harold Reeves Trustee, to secure the payment of a mortgage payable to Gloria J. Hansford, and;

Whereas, Richard P.Sims was appointed Substitute Trustee of record in Book 6962, page 414, said Register's Office.

Whereas, default was made in the payment of said mortgage and the holder thereof has directed first party to advertise and sell said indebtedness and the cost of foreclosure, in accordance with the terms and provisions of the said mortgage and Deed of Trust; and

Whereas, first did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of the sale being published in the Nashville Record as prescribed by law; and

Whereas, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee on this the 28th day of August, 19 86, AND Ernest R. Hansford and wife, Gloria Jean Hansford, party of the second part, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FORTY THOUSAND AND NO/100----------($40,000.00)

Now, thereof, in consideration of the premises, first party has this day bargained and sold and does hereby transfer and convey unto the parties of the second part, the said Ernest R. Hansford and wife, Gloria Jean Hansford their assigns, the following real estated located in Davidson, to wit:

BEING Lot No. 1 on the Plan of Spring Valley Acres, of record in Book 2854, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
BEING the same property conveyed to Patricia A. Collins by deed from Gloria J. Baldini Hansford and husband Ernest R. Hansford of record in Book 6933, page 596, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate into said second parties, their assigns, forever and in bar of equity of redemption, homestead, dower and all other other exemption of every kine which were waived.

And I, Richard P.Sims Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend title to the said land only as such title coming through me to the said second parties, their heirs and assigns, against the lawful claims of all persons whomsoever, except Deed of Trust payable to Fidelity Federal in Book 5448, page 905 and ~~Deed of Trust payable to Electric Credit Union of record in Book 6029, page 174,~~ all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

Richard P.Sims, Substitute Trustee

09/02 118.50- CHECK
5771
37476
IDENTIFICATION REFERENCE
SEP 2 2 39 PM '86
REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Richard P. Sims, 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 28th day of August

Commission expires 5/13/89

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon (his oath), (himself) and upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____

My commission expires _____

Notary Public

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ernest R. & Gloria Jean Hansford (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map 95-8
471 Glen Echo Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par. 77
Old Hickory, Tennessee 37138 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	3DZ-13110

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney
640 Spence Lane
Nashville, TN. 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 40,000.00 Ernest R. Hansford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August, 19 86

Grace R. Floyd
Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

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

RECEIVED OF _____

FOR _____

BOOK 6966 PAGE 32

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
			40000.00- CAMT.	
			112.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	118.50-
677		09/02/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37476

IDENTIFICATION REFERENCE

SEP 2 2 39 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289700