prepared by
WALT DAVIS ESQ
#130
ONE BELLE MEAD PLACE
NASHVILLE, TN 37205

BOOK 6972 PAGE 135

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT made and entered into this 8th day of September, 1986, by and between James A. Waechter, Substitute Trustee, appointed Substitute Trustee by instrument by instrument of record in Book 6798, page 63, Register's Office for Davidson County, Tennessee, Party of the First Part, and BOWEST CORPORATION _____, Party of the Second Part.

W I T N E S S E T H

WHEREAS, by deed of trust dated May 4, 1983, executed by Thelma Lewis, a single woman, to Alfred C. Galloway, Trustee, and of record in Book 6053, page 315, Register's Office for Davidson County, Tennessee, the hereinafter described real estate was conveyed to secure Community Federal Savings and Loan Association of Nashville the payment of one note in the amount of $43,003.94, and WHEREAS, default was made in the payment of said note and the holder thereof having directed the Party of the First Part to sell said property, as provided by said Deed of Trust, the Party of the First Part did, by publication in The Nashville Record, advertise the said property to be sold on this date, and, pursuant to said publication, on this date, during legal hours, the Party of the First Part offered said property for sale at the south door of the court house in Nashville, Davidson County, Tennessee, after receiving competitive bids, and sold the said property to BOWEST CORPORATION, at the price of $51,240.48, this being the highest, last and best bid.

NOW THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum $51,240.48, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold and does hereby sell, transfer and convey unto Party of the Second Part, its/their successors, heirs and assigns, forever, the following described tract of property, to wit:

Land in Davidson County, Tennessee, being lot No. 35 on the Plan of W. J. Myers Subdivision of Part of Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for Davidson County. Said lot fronts 50 feet on the easterly side of Pennington Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Thelma Lewis by deed from Robbie D. Maupin, of record in Book 6053, page 312, said Register's Office.

7226

TO HAVE AND TO HOLD said tract or parcel of land, together with all the improvements thereon and the appurtenances thereto belonging, unto Party of the Second Part, its/their successors, heirs and assigns, in fee simple, forever, but subject to any and all real estate taxes or rights of equity of redemption, if any. AND PARTY OF THE FIRST PART, as SUBSTITUTE TRUSTEE, does hereby transfer, assign and convey and set over unto Party of the Second Part all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant title as fully as he is authorized to do so as Substitute Trustee, but not further or otherwise.

Witness my hand this 8th day of September, 1986.

substitute trustee

James A. Waechter, Substitute trustee.

TENNESSEE REGISTER'S OFFICE
SEP 8 | 15 PM '86
3971 5

State of Tennessee)

Davidson County)

On this 8th day of September, 1986, before me, the undersigned notary, personally appeared James A. Waechter, Substitute trustee, with whom I am personally acquainted and who acknowledged that he executed the forgoing instrument for the purposes therein contained. Witness my hand and offical seal at Nashville, Tn. this 8th day of September, 1986.
my commission expires: 7/18/87

notary

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MORTGAGEE: NONE

Address new owner as follows: BOWEST CORPORATION
3300 North Torry Pines Court
La Jolla, California, 92037-7870

Property address: 2229 Pennington Avenue
Nashville, Tn. 37216 (improved property)

Map: 72-11

Parcel: 218

State of Tennessee)
Davidson County)
The actual consideration or value for this transaction, whichever is greater is $51,240.48.

affiant

Subscribed and sworn to before me this 8th day of September, 1986.
My commission expires: 7/18/87

notary

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

File 1

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

RECEIVED OF _____

FOR _____

BOOK 6972 PAGE 137

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

5[illegible]40.48- CAMT.
143.36 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.86-
9284A09/08/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3971 5

IDENTIFICATION REFERENCE

SEP 8 1 15 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 292113