SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed dated May 2, 1984, and recorded in Book 6311, page 982, in the Register's Office for Davidson County, Tennessee, Jean L. Martin conveyed to Morris Levine Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations herein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 6954, page 495 in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Installment Deed by which advertisement the sale was appointed to be held on the 19th day of September, 1986, at the front door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to **M. M. BRADY and wife, DOROTHY BRADY** at and for the sum of Twelve Thousand Nine Hundred Sixty-six and No/100 (12,966.00) Dollars, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by **M. M. BRADY and wife, DOROTHY BRADY** of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned **RICHARD MANSON,** as Substitute Trustee, does hereby grant, bargain, sell and convey to the said **M. M. BRADY and wife, DOROTHY BRADY** in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Being the southerly 33 feet of Lot No. 281 on the Map of McGavock, Wetmore and Others Second Addition called the Addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for said County.

Said southerly part of Lot No. 281 fronts 33 feet on the westerly side of 14th Avenue, formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Jean L. Martin by deed from M. M. Brady and wife, Dorothy Brady, of record in Book 6311, page 982, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining, **M. M. BRADY and wife, DOROTHY BRADY,** their successors and assigns, in fee simple forever, to whom the said **RICHARD MANSON,** Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$	12.00
Publication Expense		204.00
Trustee's Fee		250.00
Credit on Note		12,500.00
	$	12,966.00

IN WITNESS WHEREOF, the said RICHARD MANSON, Substitute Trustee, has hereunto set his hand and seal this 24th day of September, 1986.

RICHARD MANSON, Substitute Trustee

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this _____ day of September, 1986, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared RICHARD MANSON, the bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and notarial seal at office the day and year above written.

Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is 12,966.02. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 2nd day of October, 1986.

Notary Public

My Commission Expires: 3-11-90

IDENTIFICATION REFERENCE

48701

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN

Oct 2 11 59 AM '86

PROPERTY ADDRESS:

1707 14th Avenue North
Nashville, Tennessee 37208

MAIL TAX STATEMENT TO:

M. M. Brady, et ux
912 33rd Avenue North
Nashville, Tennessee

Map 81-11
Parcel #335

THIS INSTRUMENT PREPARED BY:

MANSON, JACKSON & ASSOCIATES
939 Jefferson Street
Suite 200, Jefferson Plaza
Nashville, Tennessee 37208

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

RECEIVED OF _____

FOR _____

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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

12960.00- CAMT.
36.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 42.90-
9442A10/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48701

IDENTIFICATION REFERENCE

Oct 2 12 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302087