-WARREN

Bk 22

Map 83-7
Pc. 17

This instrument prepared by:
J. Phillip Jones, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New owner - Send tax bills
Spain Enterprises
1108 Battlewood Street
Franklin, Tennessee 37064

BOOK 7057 PAGE 924

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 12th day of August, 1985, Harold Reeves was named Trustee in a Deed of Trust of even date executed by Terry Daniel Stalvey, unmarried, and James Hinton, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $25,000.00, principal and interest at the 13.5 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6635, page 280, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, J. Phillip Jones was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 6772, page 316 in the Register's Office for Davidson County, Tennessee; I, J. Phillip Jones, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee, in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: November 6, November 13, November 20, 1986, in The Nashville Record, a newspaper published in Davidson, County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust, and subject to the statutory right of redemption, if any.

PURSUANT to said advertisement on Monday, December 1, 1986, at 10:25 A.M., at the South Door door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time SPAIN ENTERPRISES, 1108 Battlewood Street, Franklin, Tennessee 37064, submitted the highest and best bid in the amount of $25,322.10.

NOW THEREFORE, in consideration of the premises, I, J. Phillip Jones, Substitute Trustee, do hereby sell, transfer, and convey to SPAIN ENTERPRISES, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 9 and 10 on the Map of George C. Waters' Addition of record in Book 161, page 141, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly margin of Waters Avenue 144 feet east of the easterly margin of Porter Pike; thence northerly 160 feet more or less to an iron pin in the south margin of a 12 foot alley 86 feet east of the easterly margin of Porter Pike; thence easterly along with the southerly margin of said alley 60 feet to an iron pin 57 feet west of the northwest corner of Lot No. 8 on said plan; thence southerly 160 feet to an iron pin in the north margin of Waters Avenue 58 feet west of the southwest corner of Lot No. 8; thence along the north margin of Waters Avenue westerly 70 feet to the point of beginning.

BEING the saem property conveyed to Robbin Warren by Deed from Terry Daniel Stalvey and James Hinton of record in Book 6790, page 386, Register's Office for Davidson County, Tennessee.

I, J. Phillip Jones, Substitute Trustee, convey to SPAIN ENTERPRISES all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee, this 1st day of December, 1986.

J. Phillip Jones, Substitute Trustee

6913O

IDENTIFICATION

Dec 3 11 42 AM '86

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Pulic in and for said County and State, the within named J. Phillip Jones, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 1st day of December, 1986.

Notary Public

My Commission Expires: 11-12-89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $25,322.10.

Affiant

Subscribed and sworn to before me, this the 1st day of December, 1986.

Notary Public

My Commission Expires: 11-12-89

RETURN TO:
J. Phillip Jones, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7057 PAGE 926

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

25322.10- CAPIT.
70.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 77.30-
2078A12/03/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

69130

IDENTIFICATION REFERENCE

Dec 3 11 42 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18492