THIS INSTRUMENT PREPARED BY:

Richard Manson, Attorney
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208

New Owner-Send Tax Bills:

J. Henry Sherrell
513 17th Avenue North
Nashville, Tennessee

81-16
224

SUBSTITUTE TRUSTEE' DEED

WHEREAS, on the 25th day of June, 1986, Richard Manson was named Trustee in a Deed of Trust of even date executed by James Perry Johnson, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $1,650.00 principal and interest on the unpaid balance, said Deed of Trust being recorded in Book 6898, page 785, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, Richard Manson, 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 thirty (30) days notice by three (3) successive publications, namely: December 11, December 18 and December 25, 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 and all other exemptions as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, January 9, 1987 at 12:00 Noon at the south 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 J. Henry Sherrell, 513 17th Avenue North, Nashville, Tennessee, submitted the highest and best bid in the amount of $2,154.00.

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

> Being the easterly 1/2 of Lot 54 on the Plan of McGavock's Town, as of record in Book 21, page 23, Register's Office for said County.
>
> Said part of Lot No. 54 fronts 25 feet on the northerly side of Scovel Street and runs back parallel lines 150 feet to an alley.
>
> Being the same property conveyed to James Perry Johnson, by deed from Paulette Doyle Taylor, a single person, as of record in Book 5058, page 287, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 922 Scovel Street, Nashville, Tennessee 37208. This sale is subject to any unpaid taxes.

87625

IDENTIFICATION REFERENCE

JAN 28 8 51 AM '87

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

The said Trustee has applied the consideration as follows:

Publication Expense	204.00
Attorney's Fee	250.00
Credit on Note	1,700.00
	$ 2,154.00

Witness my hand at Nashville, Tennessee, this 14th day of January, 1987.

RICHARD MANSON
Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard Manson, 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 purpose therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, this 14th day of January, 1987.

NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $2,154.00.

James H. Sherrell
AFFIANT

SUBSCRIBED and sworn to before me, this the 16th day of January, 1987.

NOTARY PUBLIC

My Commission Expires: 1-19-88

RETURN TO:
Richard Manson, Attorney
MANSON, JACKSON & ASSOCIATES
1314 5th Avenue North
Germantown Center, Suite 300
Nashville, Tennessee 37208-2726
(615) 254-1600

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

RECEIVED OF _____

FOR _____

BOOK 7119 PAGE 72

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
			2154.00- CONT-	
			6.16 MSTAX	
			6.16- MSTAX	
			6.16 CSTAX	
			.50 PREE	
			6.00 WDE	
			CHK	18.50-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87625

IDENTIFICATION REFERENCE

JAN 28 8 52 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 39121