Map 51N, # 92-13/0/251.00

ADDRESS NEW OWNER

Alex Bonner
P. O. Box 121
Nashville, TN 37027

SEND TAX BILLS TO

Same

This Instrument Prepared By:

D. Ronald Ingram
Attorney at Law
405 Two Mile Pike
Goodlettsville, TN 37072

BOOK 7232 PAGE 542

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 8, 1984, of record in Deed Book 6312, Page 162, Register's Office for Davidson County, Tennessee, Emory Ernest Beard and wife, Viola Gower Beard, conveyed certain real property therein described to Richard E. Lipsey, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated March 31, 1987, D. Ronald Ingram was appointed Substitute Trustee to serve in the place and stead of Richard E. Lipsey, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7189, Page 990, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on April 9, 1987, and thereafter on April 16, 1987, and April 23, 1987, which notice of sale advertised the sale of the property hereinafter described for Friday, May 1, 1987, at 1:00 P.M.; and

WHEREAS, on May 1, 1987 at 1:00 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twelve Thousand and 00/100 Dollars ($12,000.00), from Alex Bonner which bid was the last, highest and best bid, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Alex Bonner, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 81 on the Plan of a Re-subdivision of Charlotte Park, Second Addition Extended, Block 33, as of record in Book 2330, Page 135, Register's Office for said County.

Said Lot No. 81 fronts 50 feet on the northerly side of Dakota Avenue and extends back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Emory Ernest Beard and wife, Viola Gower Beard by deed from C. Marshall Gower and June Gower (now Gilmore), of record

CHECK

2 4 6 2 2

IDENTIFICATION REFERENCE

MAY 11 2 15 PM '87

REGISTER
DAVIDSON COUNTY, TN

in Book 4034, Page 728, Register's Office of Davidson County, Tennessee.

This is improved property known as 3806 Dakota Ave., Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Alex Bonner, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 1st day of May, 1987.

D. Ronald Ingram
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 1987, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Notary Public

My commission expires: 9-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $12,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1st day of May, 1987.

Notary Public

My commission expires: 9-17-88

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

RECEIVED OF _____

FOR _____

BOOK 7232 PAGE 541

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

12000.00- CAMT.
33.60 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 40.10-
5749A05/11/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24622

IDENTIFICATION REFERENCE

MAY 11 2 15 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80332