THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 5,000.00.

Jas A. Carney
Affiant

Subscribed and sworn to before me this 22nd day of May, 1987.

W. L. McLemore
NOTARY PUBLIC
COMMISSION EXPIRES: Sept. Term

Name & Address of a Property Owner:	Name & Address of Mortgagee:	Map-Parcel Numbers:
Jack J. Cohen, et ux 1125 Stahlman Building Nashville, TN 37201	NO MORTGAGE SEND TAX BILLS TO: SAME	Map 81-15 Parcel 287

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert to Elbert L. Ridley, of record in Book 5692, page 10, Register's Office of Davidson County, Tennessee, in which said Installment Deed, Elbert L. Ridley joined and conveyed the hereinafter described property to John Nanni, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, the named Trustee, John Nanni, was unable to, or refused to serve, and J. A. Carney, Substitute Trustee, was appointed by the owners and holders of the note to serve in his stead by instrument of record in Book 7215, page 398, said Register's Office; and

WHEREAS, default was made in the payment and conditions of said note and the owners and holders of said note instructed the said J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREA, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee on Tuesday, May 19, 1987 at 12:30 o'clock p.m.; and

WHEREAS, at the time and place stated in said advertisement, the said J. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest and best bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which were expressly waived in

said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to Jack J. Cohen and wife, Bessie D. Cohen and Harris Gilbert, Executor of Estate of Leon Gilbert, for $5,00.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF Five Thousand ---------- And No/00 ---------- ($5,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. A. Carney, Substitute Trustee, do hereby bargin and sell, and by these presents, transfer and convey unto the said Jack J. Cohen and wife, Bessie D. Cohen, a 1/2 undivided interest, and Harris Gilbert, Executor of the Estate of Leon Gilbert, a 1/2 undivided interest, their heirs and assigns, the following described real property in Davidson County, Tennessee, as follows:

Being the northerly half of Lot No. 311 on the Plan 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 part of said Lot No. 311 fronts 58½ feet, more or less, on the easterly side of 16th Avenue North, formerly Odd Street, and runs back 87½ feet, more or less, on the southerly line and 71 feet on the northerly line, with the southerly margin of Underwood Street, to an alley, measuring 61½ feet thereon.

Being the same property conveyed to Elbert L. Ridley by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Leon Gilbert, of record in Book 5692, page 10, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 1510 16th Avenue North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said Grantees any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this the 20 day of May, 1987.

J. A. Carney Substitute Trustee

J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, J. A. Carney, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 20th day of May, 1987.

Robert H Newman
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov 1, 1987

29055

IDENTIFICATION REFERENCE

MAY 22 3 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7246 PAGE 135

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

5000.00- CAMT.
14.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 23.50-
0828A05/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.9 0.5 5

IDENTIFICATION REFERENCE

MAY 22 3 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85306