BOX 10

This Instrument Prepared by:
Patricia Spicer Carden
Attorney at Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

BOOK 7261 PAGE 899

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on October 1, 1981, WILKINS, ADAMS & SPICER, ATTORNEYS, a partnership, was appointed Trustee in a certain installment deed of even date executed by ROYAL DEERE and CARL E. NICHOLS, conveying to it as Trustee the real estate hereinafter described, said installment deed being executed to secure the payment of a note as therein set forth and being recorded of record in Book 5802, Page 690, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, REAL SECURITY, INC. was appointed Substitute Trustee under said installment deed by instrument recorded in Book 7248, Page 858, Register's Office for Davidson County, Tennessee; REAL SECURITY, INC., Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in it as such Substitute Trustee in said installment deed, advertised the said real estate as required by law and by the terms of said installment deed, by giving twenty-one (21) days notice by three (3) weekly successive publications, namely May 7, May 14 and May 21, 1987, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and bar the equities of redemption above mentioned as provided in said installment deed. Pursuant to said advertisement, on May 28, 1987, at 10:30 A.M., at the front door of the Courthouse of Davidson County, Tennessee, REAL SECURITY, INC. as Substitute Trustee offered for sale at public outcry to the highest and best bidder the real estate hereinafter described for and in bar of the hereinabove mentioned equities as provided in said installment deed, at which time R. H. MILLER submitted the highest and best bid in the amount of Eighteen Thousand Dollars ($18,000.00).

NOW, THEREFORE, in consideration of the foregoing premises, REAL SECURITY, INC. as Substitute Trustee does hereby sell and convey to R. H. MILLER, his successors and assigns, in a fee simple and in bar of the equities above mentioned, the following described real property, to-wit:

3407.8

IDENTIFICATION REFERENCE

JUN 8 3 19 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Petway Subdivision, Lot No. 7, of Hobson Subdivision, of record in Book 2, Page 42, Chancery Court for said County.

Said Lot No. 15 fronts 50 feet on the northerly margin of Petway Avenue and extends that between parallel lines 246 feet more or less to an alley.

Being the same property conveyed to MICHAEL L. BOYD, Trustee, with full powers to convey, mortgage and transfer without the joinder of any beneficiary by deed from ROYAL H. DEERE and wife, NAOMI H. DEERE, in record of Book 6839, Page 249, Register's Office for Davidson County, Tennessee.

REAL SECURITY, INC., Substitute Trustee, conveys to R. H. MILLER all the rights conveyed to it as said Substitute Trustee in said installment deed, including such covenants and warranties as it as Substitute Trustee may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said installment deed hereinabove referred to and not individually.

WITNESS my hand at Nashville, Tennessee, this the 28th day of April, 1987.

REAL SECURITY, INC.

By: Patricia Spicer Carden
Patricia Spicer Carden, Secretary-Treasurer

Secretary - Treasurer

COUNTY OF DAVIDSON
STATE OF TENNESSEE

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Secretary-Treasurer of Real Security, Inc., a corporation, and that she as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary-Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of April, 1987.

Carla Pruett Holloway
Notary Public

My commission expires: 5-28-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $18,000.00.

Patricia Anne Lauder
Affiant

Subscribed and sworn to before me, this the 28th day of April, 1987.

Notary Public

My commission expires: 5-13-90

Address New Owner	Send Tax Bills to/Mortgagee Is:	Map-Parcel Number
R. H. Miller	Same/None	083-01-0-241.00
712 Newhall Drive		
Nashville, TN 37206		

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

RECEIVED OF _____

FOR _____

BOOK 7261 PAGE 902

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
			18000.00- CAMT.	
			50.40 MSTAX	
	VD		50.40- MSTAX	
			50.40 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	59.90-
			6569A06/08/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3407.8

IDENTIFICATION REFERENCE

JUN 8 3 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90923