THIS INSTRUMENT PREPARED BY:

J. K. WOODARD
Attorney at Law
919 West Main Street
Hendersonville, TN 37075
822-0030

BOOK 7339 PAGE 288

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mr./Mrs. Charles Brown % Brown Manufacturing Co. 511 Bridgeway Old Hickory, TN 37138	Same	53-7-88

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated April 4, 1986, of record in Book 6847, Page 109, Register's Office for Davidson County, Tennessee, **GARY E. SIMPSON and wife, REBA F. SIMPSON,** conveyed certain real property therein described to STEPHEN C. BAKER, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said STEPHEN C. BAKER resigned as Trustee and said J. K. WOODARD was appointed as Substitute Trustee by instrument of record in Book 7278, Page 883, said Register's Office; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described propety in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been 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 July 23, 1987 and thereafter on July 30, 1986 and on August 6, 1987, which Notice of Sale advertised the sale of the property hereinafter described for August 21, 1987, at 12:00 noon; and

WHEREAS, on August 21, 1987, at 12:00 noon, at the front 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 the equity of redemption, statutory right of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of **FIFTY SEVEN THOUSAND DOLLARS ($57,000.00),** from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, 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, J. K. WOODARD, Substitute Trustee, does hereby bargain, sell, transfer and convey unto **CHARLES N. BROWN and wife, BEATRICE R. BROWN,** its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

TRACT NO. 1: BEING In the 4th Civil District in what is known as DuPontonia, described as follows:

BEGINNING at a point in the southerly right of way line of the Tennessee Central Railway Company's Old Hickory main track, said point being 100 feet West of the West line of 24th Street in DuPontonia if produced and 50 feet Southerly at right angles to the center line of said Old Hickory main track; thence in a westerly direction 50 feet from and parallel to the center line of said Old Hickory main track 150 feet to a point; thence at right angles in a northerly direction 38½ feet, more or less, to a point that is 11½ feet South of the center line of said main track; thence at right angles in an easterly direction 11½ feet from and parallel to the center line of said track 150 feet to a point; thence at right angles in a southerly direction 38½ feet more or less, to the point of beginning.

TRACT NO. 2: BEING an easement interest in the 4th Civil District of Davidson County, Tennessee, in what is known as DuPontonia described as follows:

An easement for ingress and egress appurtenant to and benefitting Tract No. 1 as granted by the Tennessee Central Railway Company and described more specifically as follows: An easement over its property from the West line of 24th Street in DuPontonia, Tennessee 10-feet wide by 100 feet long westerly along the South right-of-way line.

BEING the same property conveyed to GARY E. SIMPSON and wife, REBA F. SIMPSON by Deed from CHARLES N. BROWN and wife, BEATRICE R. BROWN of record in Book 6847, Page 106, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following language in the Deed of record in Book 2537, Page 100: "The Tennessee Central Railway Company is to be held harmless by Charles N. brown and Edgar S. Brown, their heirs and assigns from loss by reason of personal injury or property damage to anyone arising out of or connected with the use of the easement."

This is improved property known as 2206 Hadley Avenue, Old Hickory, Davison County, Tennessee.

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, J. K. WOODARD, as Substitute Trustee, do hereby transfer, assign and set over unto said CHARLES N. BROWN and wife, BEATRICE R. BROWN, their 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 31st day of August, 1987.

J. K. WOODARD, Substitute Trustee

STAE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named, J. K. WOODARD, Substitute Trustee, 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 Hendersonville, Tennessee, this the 31 day of August, 1987.

Mary C. Brooks
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 6-12-89

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer, is $57,000.00.

Affiant

Sworn to and subscribed before me on this the 31 day of August, 1987.

Mary C. Brooks
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission Expires: 6-12-89

IDENTIFICATION REFERENCE

AUG 31 11 39 AM '87

REGISTER'S OFFICE DAVIDSON COUNTY, TN

60726

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7339 PAGE 291

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

57000.00- CONT.
159.60 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 169.10-
7375A08/31/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60726

IDENTIFICATION REFERENCE

AUG 31 11 33 AM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 11170