BOOK 7390 PAGE 920
Owner & tax bills:
MayDell CARNEY
3507 Robin Rd.
NASH TN 37204

THIS INSTRUMENT WAS PREPARED BY:

Lawrence D. Wilson
Attorney at Law
2400 Crestmoor Road
Nashville, TN 37215

MAP 81-15, PARCEL 10
2W-36610

SUBSTITUTE TRUSTEE DEED

WHEREAS, default having been made in the payment of the debt and obligation, terms and conditions, provided for in a Deed of Trust, dated the 20th day of November, 1984, to Lawrence D. Wilson, appointed Substitute Trustee in Book 7353, Page 746, Register's Office for Davidson County, Tennessee, executed by Jimmy T. Osborne, unmarried, as same appears of record in Book 6431, Page 688, Register's Office for Davidson County, Tennessee; and default having been made on the payment, obligations, terms, and conditions provided therein, and said default has not been corrected;

WHEREAS, the said Lawrence D. Wilson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties, and obligations therein contained; and,

WHEREAS, the entire indebtness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request the said real estate was advertised for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on September 24, 1987, and subsequent insertions appearing on the 1st of October, 1987, and the 8th of October, 1987, given the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 16, 1987, at 10:00 a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said

advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisements of sale made in the connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to May Dell Carney at and for the sum of Thirty Two Thousand, Eight Hundred and Sixty-Nine Dollars and 05/100 ($32,869.05), which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by May Dell Carney, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Lawrence D. Wilson as Substitute Trustee, does hereby grant, bargain, sell and convey to the said May Dell Carney, her successors and assign, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson, and State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 132 on the plan of S. A. Champion's Subdivision of Lots Nos. 85 to 168 and Lots Nos. 169 to 228 and 235 to 252 inclusive, in the Harding Plan as Registered in Book, 21, page 80, Register's Office for Davidson County, Tennessee, of record in Book 161, page 132, Register's Office for said County.
>
> SAID Lot No. 132 fronts 50 feet on the easterly margin of 23rd Avenue North and extends back between parallel lines 150 feet with the northerly margin of Formosa Street, formerly Harding Street, to an alley.
>
> BEING the same property conveyed to Mr. Jimmy T. Osborne by Deed from Mrs. May Dell Carney of record at Book 6431, Page 685, Registers Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto May Dell Carney, her successors and assigns, in fee simple forever, to whom the said Lawrence D. Wilson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lawrence D. Wilson, Substitute Trustee, the within named bargainor, with whom I am personally acquainted) or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this the 16 day of October, 1987.

Robin R. Nicholson
Notary Public

My Commission expires: 1-9-91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $32,869.05.

Affiant

Sworn to and subscribed before me, this 16 day of October, 1987.

Robin R. Nicholson
Notary Public

My commission expires: 1-9-91.

claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Lawrence D. Wilson, Substitute Trustee, has executed this instrument on the 16 day of October, 1987.

LAWRENCE D. WILSON
SUBSTITUTE TRUSTEE

IDENTIFICATION REFERENCE

7.8.3.2.0.

OCT 30 9 13 AM '87

FELIX A. WILSON III
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7390 PAGE 924

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		PAFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 3 2 0

IDENTIFICATION REFERENCE

OCT 30 9 13 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 31077