THIS INSTRUMENT WAS PREPARED BY:
GEORGE E. BARRETT
ATTORNEY AT LAW
217 2nd Avenue North
Nashville, Tennessee 37201

BOOK 7411 PAGE 488

TRUSTEE'S DEED

Address New Owner(s):

Jeffrey Lynn Hale and
Howard Caughron
904 Hermitage Ridge
Hermitage, Tennessee 37076

Send Tax Bills To:

SAME

Map and Parcel No.:

81-7-416

WHEREAS, by Tennessee Deed of Trust, dated July 19, 1979, of record in Book 5467, Page 926, Register's Office of Davidson County, Tennessee, Edna Hyde, unmarried, conveyed the real property commonly known as 1902 Cephas Street, Nashville, Tennessee described on attached Exhibit "A", which is herein incorporated by reference (the "property") to John E. Acuff, Trustee, Jr. and his successor in trust, to secure the payment of a promissory note; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

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

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Gary D. Wood, as Substitute Trustee, in the place and stead of John E. Acuff, Jr. Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 7369, Page 791, Register's Office of Davidson County, Tennessee; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness, the Substitute Trustee gave notice of the time and

place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-one consecutive days in the Nashville Record, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on October 8, 1987, and thereafter published on October 15, 1987 and October 22, 1987 with said Notice of Sale advertising the sale of the property to be held on Friday, October 30, 1987 at 12:00 Noon; and

WHEREAS, on October 30, 1987 at 12:00 Noon at the South Door of the Davidson County Courthouse in Nashville, Tennessee, being the time and place fixed in said Notice, the property was offered for sale at public auction to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, dower, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens and all other matters which take priority over said Deed of Trust; and the Substitute Trustee having received a bid of Eleven Thousand and No/100 Dollars ($11,000.00) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Gary D. Wood, Substitute Trustee, do hereby bargain, sell, transfer, and convey "the property" unto Jeffrey Lynn Hale and Howard Caughron, tenants in common, their successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, together with the estate, title and interest and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple absolute, free from homestead, dower, the equity of redemption, and all other rights or exemptions of every kind of the Grantor as provided, in said Deed of Trust, and subject only to any and all liens, easements, encumbrances, property taxes, statutory right of

redemption, if any, and other matters that are prior in right to the lien of the Deed of Trust.

I, Gary D. Wood, Substitute Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the property against the claims of all persons claiming by, through or under me as such Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 30th day of October, 1987.

Gary D. Wood

GARY D. WOOD
Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee named herein, and who further acknowledged that he as such Substitute Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained, and who states, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Eleven Thousand and No/100 Dollars ($11,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 30th day of October, 1987.

Carol Jean Gentry

NOTARY PUBLIC

My Commission Expires:

CAROL JEAN GENTRY
NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES
APRIL 17, 1988

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 11,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 25th DAY OF Nov. 19 87
Deputy Register

EXHIBIT "A"

Being Lot No. 15 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, of record in Book 161, Page 174, Register's Office for said County.

Said Lot No. 15 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

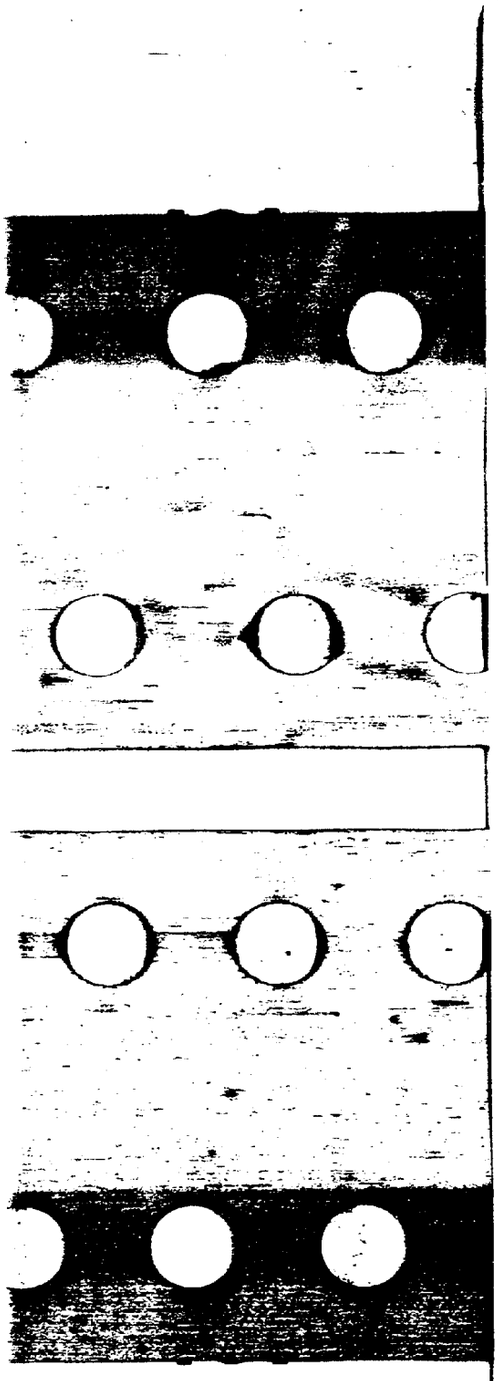
Being the same property conveyed to Edna Hyde, by deed from Virginia Stanley, of record in Book 5358, Page 994, Register's Office for said County.

85417.

IDENTIFICATION REFERENCE

Nov 25 8 13 AM '87

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7411 PAGE 492

CD - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

11000.00- CAMT.
38.50 CSTAX
.50 PRFEE
12.00 WDEED
CASH 43.39-

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK
5986A1172578? SAL .0?

8.54 17.

IDENTIFT REFERENCE

Nov 25 8 13 AM '97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39090