Beeper
Robert Lofton
200 Battle Ave
Franklin, Tenn
37064

Leaf Billes
Same

BOOK 7423 PAGE 203

This Instrument Prepared By:
Rebecca Phillips, Attorney
306 Court Square
Franklin, Tennessee 37064

Map 149-1-A
Parts 22, 23, 25 & 26 bb

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 10, 1985, of record in Book 6629, Page 81, Davidson County Register of Deeds, Lawrence M. Wells and Julie Wells, conveyed the property hereinafter described to Tom Coleman, Trustee, to secure the payment of indebtness therein mentioned and described:

WHEREAS, Robert C. Lofton and wife, Betty Lofton, the owners and holders of the note secured by said Deed of Trust has appointed Rebecca R. Phillips as Substitute Trustee with said instrument appearing of record in Book 7359, Page 283, said Register's Office of Davidson County, Tennessee.

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Robert C. Lofton and wife, Betty Lofton, the lawful owners and holders of said indebtedness having declared all of the unpaid balance due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust and to sell the hereinafter described property;

WHEREAS, I, Rebecca R. Phillips, as Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on November 19, November 26, and December 3, 1987.

WHEREAS, pursuant to said notice, I, the undersigned, Rebecca R. Phillips, Substitute Trustee, did offer said property for sale at public outcry to the higher bidder for cash and in bar of the equitable and statutory rights of redemption and homestead, on Thursday, December 10, 1987, at 11:00 a.m., at the front door of the Davidson County Courthouse in Nashville, Tennessee; and,

WHEREAS, at said sale Robert Lofton and Betty Lofton were the highest and best bidders, the amount of the bid being the sum of Sixty Thousand Dollars and 00/100ths ($60,000.00) Dollars.

12/10 180.50- CHECK

745

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Rebecca R. Phillips, Substitute Trustee, having bargained and sold and by these present do transfer and convey unto the said Robert Lofton and Betty Lofton, their heirs and assigns, the following described property lying and being located in Davidson County, Tennessee, described as follows:

LOT NO. 22

Land in Davidson County, Tennessee being Lot No. 22 on the Plan of Mullen Valley, Phase II, of record in Book 6250, Page 477, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence M. Wells and wife, Julie Wells by deed from Robert C. Lofton and wife, Betty Lofton, of record in Book 6629, Page 78, Register's Office for Davidson County, Tennessee.

LOT NO. 23

Land in Davidson County, Tennessee being Lot No. 23 on the Plan of Mullen Valley, Phase II, of record in Book 6250, Page 477, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

being the same property conveyed to Lawrence M. Wells and wife, Julie M. Wells by deed from Robert C. Lofton and wife, Betty Lofton, of record in Book 6629, Page 78, Register's Office for Davidson County, Tennessee.

LOT NO. 25

Land in Davidson County, Tennessee being Lot No. 25 on the Plan of Mullen Valley, Phase II, of record in Book 6250, Page 477, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence M. Wells and wife, Julie Wells by deed from Robert C. Lofton and wife, Betty Lofton, of record in Book 6629, Page 78, Register's Office for Davidson County, Tennessee.

LOT NO. 26

Land in Davidson County, Tennessee being Lot No. 26 on the Plan of Mullen Valley, Phase II, of record in 6250, Page 477, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lawrence M. Wells and wife, Julie Wells, of record in Book 6629, Page 78, Register's Office for Davidson County, Tennessee.

The legal title to the above described property is subject to the following items:

(1) Dominion Bank (formerly Nashville City Bank) Deed of

Trust Note of reocrd in Book 6607, Page 837, Davidson County Register of Deeds.

(2) All unpaid County taxes.

(3) To any disclosures as an accurate survey would disclose, to all visible easements lying on or across the property, to all unrecorded mechanics' and materialmen's liens, and to the zoning ordinances and building regulations of Davidson County, Tennessee.

(4) The above sale will be subject to the Internal Revenue Service's and/or the State of Tennessee Department of Revenue's right of redemption by virtue of any notice of Federal Tax Liens and/or State of Tennessee Tax Liens, prior to the date of sale.

TO HAVE AND TO HOLD the above property, together with the appurtenances, estate, title and interest thereto belonging to the said Purchasers, their heirs and assigns, with all of the right, title and interest in and to said property vested in me which I have a right, title and interest in and to said property vested in me which I have a right to transfer in as full and ample a manner as I, as Substitute Trustee under said Deed of trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Rebecca R. Phillips, Substitute Trustee, has hereunto set her hand on this the 10 day of December, 1987.

Rebecca R. Phillips
Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

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

WITNESS my hand and official seal at Franklin, Tennessee, on this the 10th day of December 1987.

Sarah E. Beaty
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: March 25 1990

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater for this transfer is the sum of Sixty Thousand and 00/100ths ($60,000.00) Dollars.

Rebecca L. Phillips

Sworn to and subscribed before me on this the 10th day of December 1987.

Sarah E. Beaty
NOTARY PUBLIC

My commission expires: March 25, 1990

SARAH L. BEATY NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

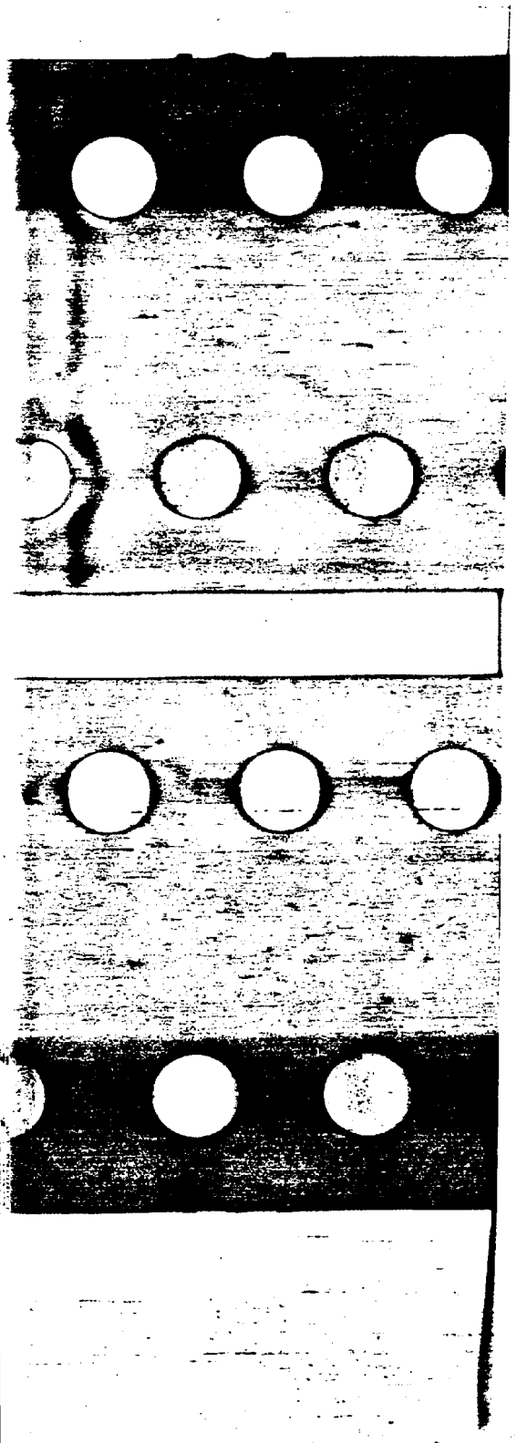
89474

IDENTIFICATION REFERENCE

Dec 10 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7423 PAGE 207

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

60000.00- CAMT.
168.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 180.50-
0745A12/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8947.4

IDENTIFICATION REFERENCE

DEC 10 11 37 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43750