NAME & ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	MAP-PARCEL NO:
Dwayne W. Dean Bailey 2659 Fourth Avenue Chattanooga, TN 37407	Dwayne W. Dean Bailey 2659 Fourth Avenue Chattanooga, TN 37407	71-11 116

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Dwayne W. Dean Bailey and wife, Cathy Bailey, by deed of trust recorded in Book 7107, Page 465, Register's Office for Davidson County, Tennessee, conveyed to William Trauber, Trustee, with power to sell upon default in the payment of the indebtedness therein secured, certain real property hereinafter described; and,

WHEREAS, by an instrument dated August 11, 1987, and of record in Book 7347, page 611, Register's Office for Davidson County, Tennessee, Kitty Boyte was named as Substitute Trustee in said deed of trust and vested with all powers and duties conferred upon the original trustee; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and Dwayne W. Dean Bailey and wife, Cathy Bailey, being the lawful owners and holders of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee and his successors in said deed of trust; and,

WHEREAS, I, Kitty Boyte, SUBSTITUTE TRUSTEE, caused said property to be duly advertised by notice published once each week for three (3) consecutive weeks and continuing for a period of twenty-one (21) days following publication of first notice in THE NASHVILLE RECORD, a newspaper published in Davidson County, Tennessee, stating that on Thursday, February 25, 1988, at 10:00 o'clock a.m., said property hereinafter described would be sold to the highest bidder at public auction for cash, and free from the equity of redemption, homestead and dower, all of which was expressly waived in said deed of trust; and,

WHEREAS, at the time and place stated and on said terms I offered said property for sale at public outcry and sold said property to Dwayne W. Dean Bailey and wife, Cathy Bailey, (hereinafter referred to as "GRANTEES"), for their said bid of Twenty Five Thousand Eight Hundred

Ninety-Five and 49/100 ($25,895.49) Dollars, being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Twenty Five Thousand Eight Hundred Ninety-Five and 49/100 ($25,895.49) Dollars cash in hand paid, which amount was duly credited on the note herein referred to, the bidder being the owner and holder of said note, I, Kitty Boyte, SUBSTITUTE TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEES, their successors and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being the East one-half of Lot #44 on the Map of Trinity Heights Addition as of record in Book 161, page 38, Register's Office for said County. Said part of said Lot fronts 50 feet on the northside of Marshall Avenue and runs back between parallel lines, 150 feet to an alley.
>
> Being the same property conveyed to Dwayne W. Dean Bailey by Quitclaim Deed from D&D Investments, a partnership by Dwayne W. Bailey, as of record in Book 6040, page 354, Register's Office for Davidson County, Tennessee

This is improved property known as 315 Marshall Avenue, Nashville, Tennessee, 37207.

This conveyance is made subject to all unpaid real property taxes that are a lien on the said property, and to all prior liens, easements, restrictions and encumbrances which are of record or that may affect the title to the said property.

TO HAVE AND HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns forever. And I do hereby transfer and assign unto said GRANTEES, their successors and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Substitute Trustee, and not otherwise.

WITNESS my hand this 25th day of February, 1988.

Kitty Boyte
KITTY BOYTE, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named KITTY BOYTE, SUBSTITUTE TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of February, 1988.

Cindy Monroe
Notary Public

My Commission Expires: 5/8/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

9840 02/25 0101 03CHECK 82.02

I hereby offer this instrument for record and do swear or affirm that to the best of my knowledge and belief the greater of the actual consideration for or value of the property interest herein transferred is $25,895.49.

Edith Bailey
AFFIANT

Sworn to and subscribed before me this 25th day of February, 1988.

Cindy Monroe
Notary Public

My Commission Expires: 5/8/91

This instrument was prepared by: Kitty Boyte, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

07507
IDENTIFICATION REFERENCE
FEB 25 10 23 AM '88
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7476 PAGE 499

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
			CAMT	25895.49
			CON TX	72.52
			PRFEE	0.50
			WDEED	9.00
			TOTAL	82.02
			CHECK	82.02
02/25/88	01		10:27 0001	9840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07507

IDENTIFICATION REFERENCE

FEB 25 10 23 AM '88

DAVIDSON COUNTY, TN

No. 64579