THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, TN 37201

BOOK 7501 PAGE 469

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Herbert Nesbitt 1814 Jefferson Street Nashville, Tennessee 37208	SAME	Map 81-12 Parcel 249 2W 16400

SUBSTITUTE
TRUSTEE'S DEED

WHEREAS, by Installment Deed by Janie Lattrelle Nesbitt, unmarried, to Larry Johnson and Mark Musgrove, of record in Book 6580, page 364, Register's Office for Davidson County, Tennessee, in which said Installment Deed Larry Johnson and Mark Musgrove, joined and conveyed the hereinafter described property to Gay Lisa Levine, Trustee, to secure a promissory note described in said Installment Deed; and, the owner and holder of the promissory note appointed J. A. Carney as Substitute Trustee by instrument of record in Book 7469, page 412, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment and conditions of said note and the owner and holder of said note instructed the said J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and,

WHEREAS, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, March 11, 1988 at 11:20 o'clock A.M.; and,

WHEREAS, at the time and place stated in said advertisement the said J. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest and best bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and,

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold

said property to Herbert Nesbitt for Two Thousand Two Hundred ---- And No/00 ---------- ($2,200.00) Dollars, and cancellation of indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Two Thousand Two Hundred ---------- And No/00 ---------- ($2,200.00) Dollars, cash in hand paid and cancellation of the indebtedness, I, J. A. Carney, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Herbert Nesbitt, his heirs and assigns, the following described real property in Davidson County, Tennessee, as follows:

BEING the southerly one-half of Lot No. 351 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the "Town of McGavock", as of record in Book 21, page 23, Register's Office for said County.

SAID part of Lot No. 351 fronts 25 feet on the westerly side of Arthur Avenue, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to Larry Johnson and Mark Musgrove by deed from Janie Lattrelle Nesbitt, an unmarried woman, of record in Book 6580, page 364, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Esther A Parker, a single person, by Installment Deed from Larry Johnson and Mark Musgrove of record in Book 6594, page 386, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 1517 Arthur Avenue, Nashville, TN 37208

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said grantee any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this the 15th day of March, 1988.

J. A. Carney Substitute Trustee

J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, J. A. Carney, 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 Nashville, Tennessee, this 15th day of March, 1988.

Beverly M. Hickey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,200.00.

James A Carney
AFFIANT

Subscribed and sworn to before me this 15th day of March, 1988.

Beverly M. Hickey
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

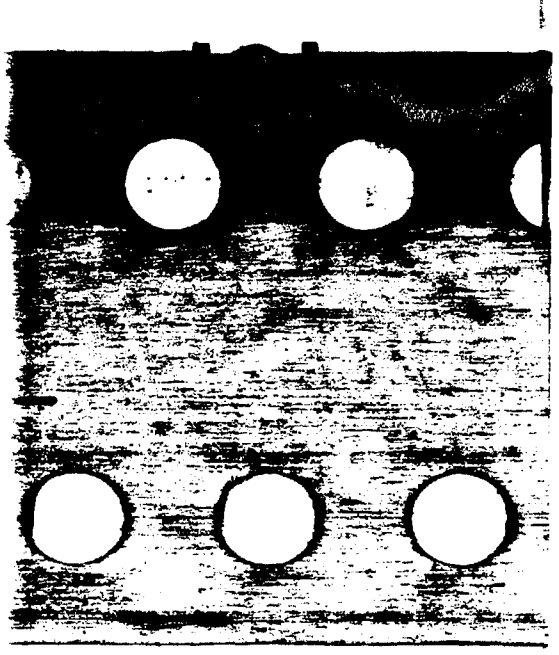
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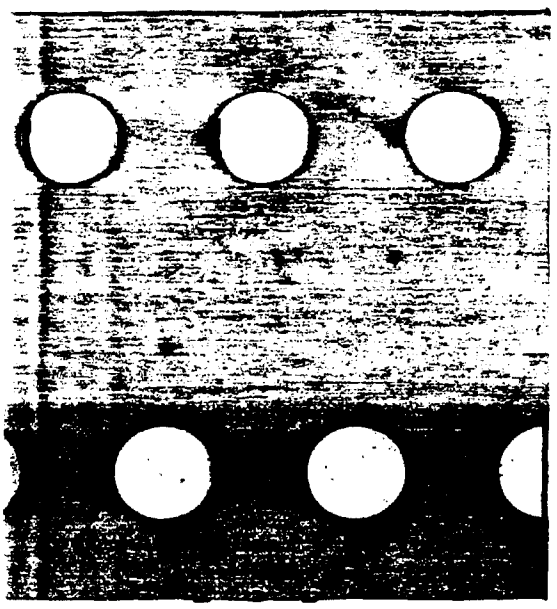
MAR 28 2 49 PM '88

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

16373





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7501 PAGE 472

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

DART	2200.00
CON TX	6.16
PRFEE	0.50
MISCED	9.00
TOTAL	15.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15.66

03/28/80 01 14451 0001 0268

16373

IDENTIFICATION REFERENCE

MAR 28 2 49 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74821