THIS INSTRUMENT PREPARED BY:

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

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 81-11 Parcel 548 2W 20255

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Herbert Nesbitt and Willie Nesbitt Sowell to Larry Johnson, unmarried, of record in Book 6727, page 443, Register's Office for Davidson County, Tennessee, in which said Installment Deed Larry Johnson 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 said promissory note appointed J. A. Carney as Substitute Trustee by instrument of record in Book , page , 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 11:15 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 --------- And No/00 ----------- ($2,000.00) Dollars and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Two Thousand ---------- And No/00 ---------- ($2,000.00) Dollars, cash in hand paid and the 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 part of Lot 127 of the D. T. McGavock and Other Addition, described as follows:

BEGINNING at the point on the east side of 12th Avenue North (formerly Florence Street) 25 feet south of the northwest corner of said Lot No. 127, running thence southwardly along the east side of said 12th Avenue North (formerly Florence Street) 25 feet to a point, thence eastwardly on a line parallel with the north line of said Lot, 150 feet to an alley, more or less, thence northwardly on a line parallel with 12th Avenue North (formerly Florence Street) 25 feet to a point; thence westwardly on a line parallel with the north line of said Lot, 150 feet, more or less, to the beginning point, the said being southern 25 feet front of the northern one-half of said Lot No. 127.

BEING the same property conveyed to Larry R. Johnson, an unmarried man, by deed from Herbert Nesbitt and Willie Nesbitt Sowell of record in Book 6726, page 443, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Wade Carlew, a single person, by deed from Larry R. Johnson by Installment Deed of record in Book 6779, page 306, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 1618 12th Avenue North, Nashville, Tennessee 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 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, Substitute Trustee, 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. Hobbs
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 $2,000.00.

James A Carney
AFFIANT

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

Beverly M. Hobbs
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

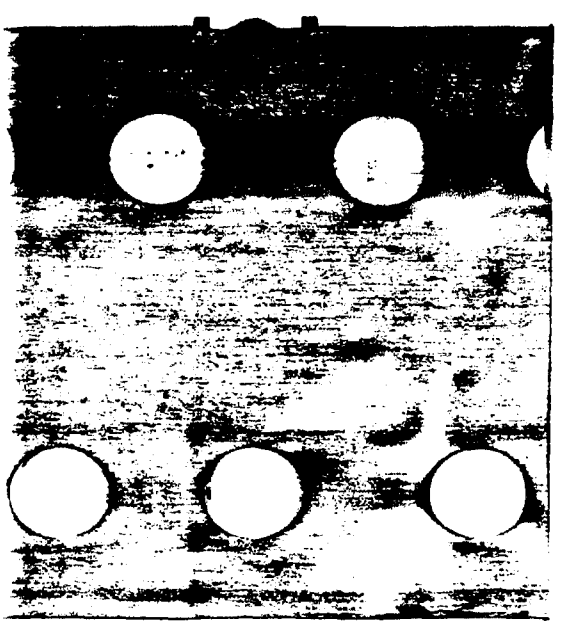
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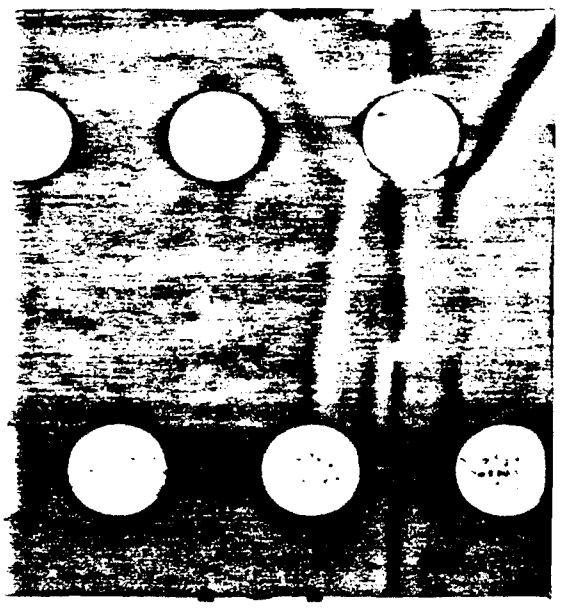
IDENTIFICATION REFERENCE

16374

MAR 28 2 50 PM '88

FELIX F. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7501 PAGE 476

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

CONT 2000.00
CON TX 5.50
PRFEE 0.50
MBEED 9.00
TOTAL 15.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16374

IDENTIFICATION REFERENCE

MAR 28 2 50 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 74822