This instrument prepared by:
Gary D. Copas, Attorney
216 Third Avenue North
Nashville, TN 37201

BOOK 7528 PAGE 650

New Owner - Send Tax Bill To:
Sue P. Radabaugh
1419 Shelton Avenue
Nashville, TN 37216

Map-Parcel Numbers
Map 94-2
Parcel 169.0

9276 04/28/0101 03:CHECK 54.38

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, ON THE 11th day of July, 1985, Gary B. Fisher, was named Trustee in a Deed of Trust of even date executed by Doris Boyce, et vir, Donald Sharp, conveying to him as Trustee the real property hereinafter described; said Deed of Trust being executed to secure the payment of Sixteen Thousand Five Hundred Dollars and no/100 ($16,500.00) principal and interest at 11.5% per annum on the unpaid balance; and said Deed of Trust being recorded in Book 6611, Page 983, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Gary D. Copas was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 7208, Page 28, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the payment of the debts and obligations secured to be paid in said Deed of Trust, I, Gary D. Copas, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real property as required by law, and by the terms of said Deed of Trust by giving at least twenty-one (21) days notice by three (3) successive publications, appearing namely on March 17, March 24, and March 31, 1988, in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the time, terms, place of sale and description of the property; said sale being for cash and in bar of the equity of redemption, homestead, dower and all other exemptions of every kind, as provided in said Deed of Trust, subject to all prior liens, mortgages, and encumbrances.

PURSUANT to said advertisement on Friday, April 8, 1988, at 12:00 P.M. at the South door of the Courthouse in Davidson County, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real property hereinafter described for cash in bar of the herinabove mentioned equities and exemptions as provided in said Deed of Trust, at which time, SUE P. RADABAUGH of Nashville, Tennessee submitted the highest and best bid in the amount of Seventeen Thousand Fifty-Six Dollars and 02/100 ($17,056.02) subject to any prior liens, mortgages and encumbrances.

NOW THEREFORE, in consideration of the premises, I, **Gary D. Copas, Substitute Trustee**, do hereby sell, transfer and convey to **Sue P. Radabaugh**, her heirs and assigns in fee simple, and in bar of all equities and exemptions above mentioned, the following described real property, to-wit:

BEING the northerly 165 feet of Lot No. 14 on the Plan of United Electric Railway's Addition to East Nashville, as of record in Book 161, Page 8, Register's Office for said County.

SAID part of Lot No. 14 fronts 50 feet on the southerly side of Long Avenue and runs back between parallel lines, with the westerly margin of South 20th Street, 165 feet to a dead line.

BEING the same property conveyed to Doris Boyce, by deed from E. L. Radabaugh et ux, Sue P. Radabaugh of record in Book 6611, Page 980, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Donald Peardon and wife, Katy Peardon, by deed from Doris Boyce of record in Book 7406, Page 564, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1914 Long Avenue, Nashville, Tennessee 37206.

I, Gary D. Copas, Substitute Trustee, convey to Sue P. Radabaugh, all the rights conveyed to me as said Sutstitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make; all my actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in me under said Deed of Trust to which reference is hereinabove made and not as an individual.

Witness my hand at Nashville, Tennessee, this 8 day of April, 1988.

GARY D. COPAS, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary D. Copas, 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 purpose therein contained.

Witness my hand and official seal at Nasville, Tennessee, this 8 day of April, 1988.

Vallean Hare
NOTARY PUBLIC

VALLEAN HARE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 8, 1991

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or the value of the property, whichever is greater, is $17,056.02.

AFFIANT

Subscribed to and sworn before me, this the 8 day of April, 1988.

Vallean Hare
NOTARY PUBLIC

VALLEAN HARE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: May 8, 1991

RETURN TO:

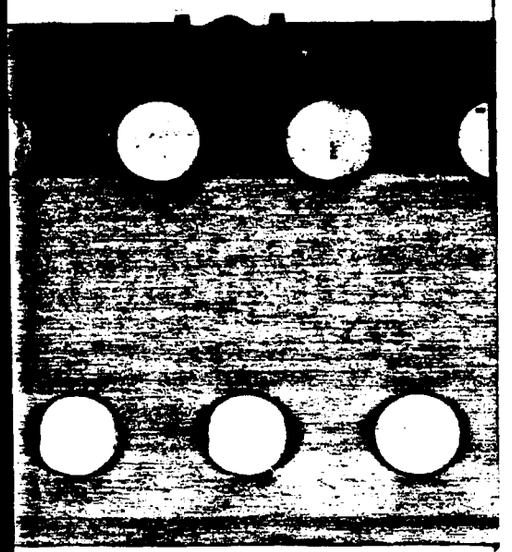
Gary D. Copas, Attorney
216 Third Avenue, North
Nashville, TN 37201

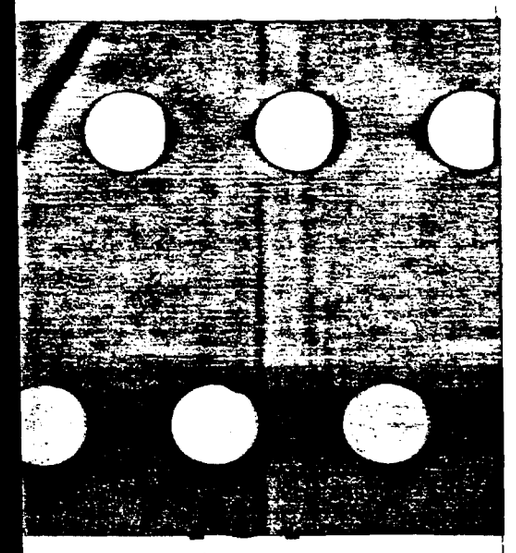
25366

IDENTIFICATION REFERENCE

APR 28 11 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7528 PAGE 652

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	17056.02
CON TX	47.88
PRFEE	0.50
WDEED	6.00
TOTAL	54.38
CHECK	54.38

04/28/88 01 11:53 0001 9276

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

253666

IDENTIFI REFERENCE

APR 28 11 51 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85348