THIS INSTRUMENT WAS PREPARED BY: C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

C. EDWARD COOMER

Substitute Trustee

Map 119-13
Parcel 77

SUBSTITUTE TRUSTEE'S DEED

TO: JAMES RUSSELL FRAZIER and CARLA FRAZIER

WHEREAS, by Deed of Trust executed March 7, 1969, and recorded in Book 4315, page 944, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Preston D. Jernigan and wife, Mary L. Jernigan (Mortgagors) to Albert Wm. Johnson, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Dobson & Johnson, Inc. is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 4315, page 944, Register's Office of said County; and

WHEREAS, Dobson & Johnson, Inc. did appoint C. Edward Coomer as Substitute Trustee by instrument of record in Book 7519, page 355, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Wednesday, June 1, 1988, at 10:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and the James Russell Frazier and Carla Frazier, were the highest and best bidder for cash, said bid being in the amount of $17,000.00;

NOW THEREFORE, I, C. Edward Coomer, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to James Russell Frazier and wife, Carla Frazier, their successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 67 on the Map of H. G. McNabb's Subdivision, of record in Book 1130, page 64, Register's Office for said County.
>
> Said Lot fronts 65 feet on the west side of Louise Drive and runs back between lines 178.5 feet on the north line and 177.3 feet on the south line to a dead line on which it measures 65 feet.
>
> Being the same property conveyed to Elvie Swafford of record in Book page Register's Office for Davidson County, Tennessee.

It is the intention and purpose of C. Edward Coomer, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually.

IN WITNESS WHEREOF, I, C. Edward Coomer, Substitute Trustee, have executed this deed of conveyance this 1st day of June, 1988, by subscribing hereto my official signature.

C. EDWARD COOMER

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 1st day of June, 1988, at Nashville, Tennessee.

My Commission Expires:

11-7-88

NOTARY PUBLIC

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7561 PAGE 315

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $17,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Owen Frazier
AFFIANT

Sworn to and subscribed before me this 1st day of June, 1988, at Nashville, Tennessee.

My Commission Expires:
4/12-89

Phyllis Keenan
NOTARY PUBLIC

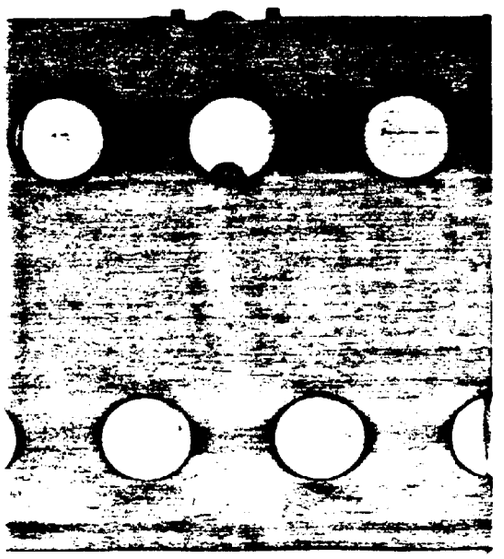
Address of New Owners:
Send Tax Bills To:
James Russell Frazier
5114 Nolensville Road
Nashville, TN 37211

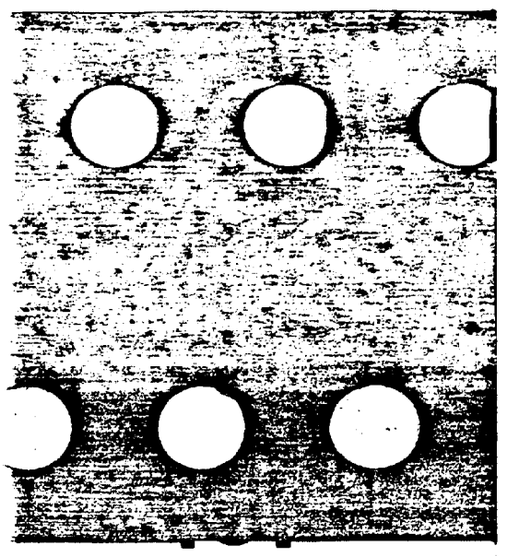
IDENTIFICATION REFERENCE

36213

JUN 3 8 49 AM '88
FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

0990 06/03 0101 03CHECK 57.10





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7561 PAGE 316

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 17000.00
				CON TX 47.60
				PRFEE 0.50
				WDEED 9.00
				TOTAL 57.10
				CHECK 57.10

06/03/88 01 08:53 0001 0990

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3621.3

IDENTIFICATION REFERENCE

JUN 3 8 49 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97888