Prepared By: Combos & Lawless, P.C.
First American Center
Nashville, TN 37238-0057

Address of New Owners: Send Tax Statements to: Map & Parcel:

Marshall L. Hix, Trustee
First American Center SAME 83-09-98
Nashville, Tennessee 37237

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions and payments provided for in a Deed of Trust, which is recorded in Book 7123, Page 407, Register's Office for Davidson County, Tennessee;

WHEREAS, John B. Hardcastle was unable to serve as Trustee and Jeffrey W. Combos was appointed Substitute Trustee by and instrument of record in Book 7548, Page 650, Register's Office for Davidson County, Tennessee; and

WHEREAS, payment not having been made as demanded, I, Jeffrey W. Combos, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock noon, June 17, 1988, at the south door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and

WHEREAS, I, Jeffrey W. Combos, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifteen Thousand Four Hundred Twenty-Three and 83/100 ($15,423.83) Dollars by Marshall L. Hix, Trustee for Steve Shacklett and said property was knocked off and sold to Marshall L. Hix, Trustee.

NOW, THEREFORE, in consideration of the premises and the sum of Fifteen Thousand Four Hundred Twenty-Three and 83/100 ($15,423.83) Dollars cash in hand paid by Marshall L. Hix, Trustee for Steve Shacklett, I, Jeffrey W. Combos and by these presents do transfer and convey unto Marshall L. Hix, Trustee for Steve Shacklett, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being the easterly half of Lot No. 3 of Block 3 of the D.H. Bailey Subdivision of part of the Andrew Allison Home Place in East Nashville, a plan of which is of record in Book 161, page 73, Register's Office for said County.

SAID easterly half of Lot No. 3 fronts 50 feet on the northerly side of Forrest Avenue and extends back northerly between parallel lines, 160 feet to an alley in the rear.

BEING the same property conveyed to Sunbelt Real Estate Investments, Inc. by quitclaim deed from Scott Weaver and Steven G. Waters, Trustee, of record in Book 7112, page 437, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Marshall L. Hix, Trustee for Steve Shacklett, forever.

And I covenant with the said Marshall L. Hix, Trustee for Steve Shacklett, that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself, my heirs and assigns, to

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warrant and forever defend the title to said real estate to Marshall L. Hix, Trustee, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Marshall L. Hix, Trustee no greater title in the subject real estate than I received as Trustee.

Witness my hand this 17th day of June, 1988.

Jeffrey W. Combos, Substitute Trustee

STATE OF TENNESSEE
County of DAVIDSON

9335 06/23 0101 03CHECK 49.62

Personally appeared before me, JEFFREY W. COMBOS, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of JUNE, 1988.

Commission expires: May 13, 1990

Catherine M. Wood
Notary Public

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____ with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 1988.

Commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $15,423.83

Thomas W. Lawless
AFFIANT

Subscribed and sworn to before me, this the 17th day of June, 1988.

My Commission Expires:
May 13, 1990

Catherine M. Wood
NOTARY PUBLIC

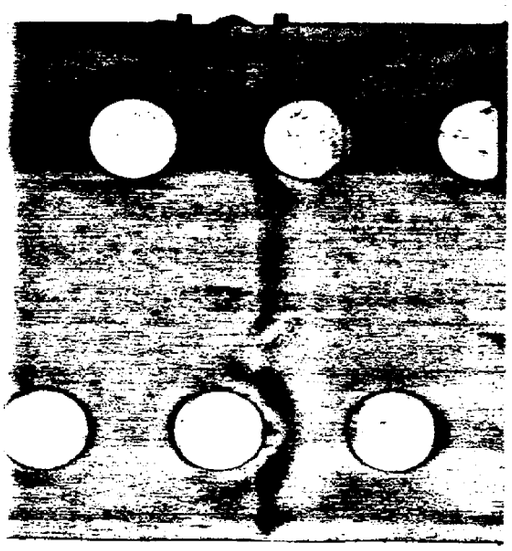
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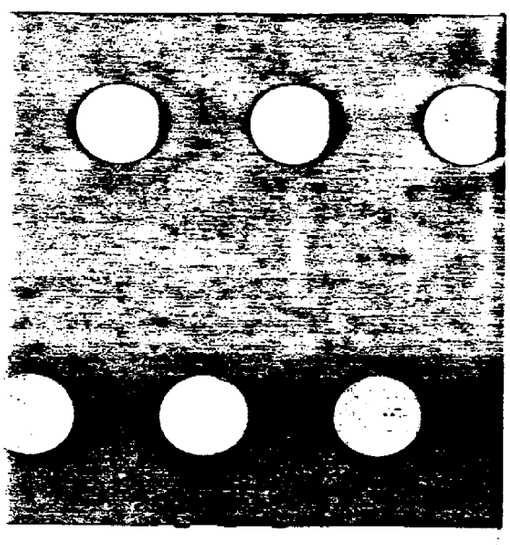
IDENTIFICATION REFERENCE

JUN 23 3 08 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

subdeed





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7581 PAGE 827

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 15423.83
				CON TX 43.12
				PRFEE 0.50
				WDEED 6.00
				TOTAL 49.62
				CHECK 49.62
06/23/88	01			15:12 0001 9335

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43381.

IDENTIFICATION REFERENCE

JUN 23 3 08 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106121