BOOK 7651 PAGE 59

TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY: B. B. Doubleday, Jr., 1123 Church Street, Nashville, TN

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
B. B. Doubleday, Jr. 1123 Church Street Nashville, TN 37203	B. B. Doubleday, Jr. 1123 Church Street Nashville, TN 37203	Map 92-7 Parcel 197

THIS INSTRUMENT made and entered into on this the 26th day of August 1988, by and between Michael Collier, Substitute Trustee, Party of the First Part and B. B. Doubleday, Jr., Party of the Second Part:

WHEREAS, by an Installment Deed dated July 1, 1980, as of record in the Register's Office for Davidson County, Tennessee in Book 5634, Page 770, John W. Brooks and wife, Edith Brooks, Grantees therein, conveyed to Graham B. Boyce, Trustee, the hereinafter described real estate;

AND, WHEREAS, said Installment Deed authorized the holder of the indebtedness to remove the Trustee named therein and appoint his successor by an instrument in writing and by instrument dated the 22nd day of July 1988, and recorded in said Register's Office in Book 7607, Page 429, the said Graham B. Boyce was removed as Trustee and Michael Collier was nominated and appointed Substitute Trustee in his place; and,

WHEREAS, at the request of the holder of said indebtedness, I, Michael Collier, Substitute Trustee, under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by the law and by the terms of said deed by giving twenty (20) days notice by three successive publications namely, August 4, August 11, and August 18, 1988, in The Nashville Record, 107 Stahlman Building, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equity of redemption, dower, homestead, as provided in said deed and subject to all restrictions of record, and any and all taxes that may be a lien against the property described therein:

Pursuant to said advertisement, on Friday, August 26, 1988, at 11 o'clock A.M., at the South door of the Court House in Nashville, Davidson County, Tennessee, I, Michael Collier, as said Substitute Trustee, offered for sale at public auction to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in the deed and subject to all restrictions of record, all unpaid taxes that may be a lien against the property at which time after receiving competitive bids, I sold said property to B. B. Doubleday, Jr., at the price of Four hundred forty and 15/100 ($440.15) DOLLARS, this being the highest and last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Michael Collier, Substitute Trustee, do hereby sell, transfer and convey to B. B. Doubleday, Jr., his heirs and assigns in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes that may be a lien against the property of the following described real estate, to wit;

> Lot No. 40 in J. B. Davis Subdivision of Lots in the 13th Civil District of Davidson County, Tennessee, of record in Plan Book No. 57, page 96, R.O.D.C., Tennessee. Said Lot No. 40 fronts 25 feet on the north side of Batavia Street and runs back between parallel lines 157 feet to a 15 foot alley.
>
> Being the same property conveyed to John W. Brooks and wife, Edith Brooks, from B. B. Doubleday, Jr. by installment deed of record in Book 5634, Page 770 of the Register's Office for Davidson County, Tennessee.

I, Michael Collier, Substitute Trustee, hereby convey to B. B. Doubleday, Jr. all the rights conveyed to me as such Trustee in said Deed, including such covenants and warranties as I, as such Trustee, may lawfully make. All my actions in the premises are done solely as Trustee and not otherwise under the power vested in me under said deed hereinabove referred to and not as an individual.

Witness my hand at Nashville, Tennessee this 26th day of August 1988.

Michael Collier

Michael Collier, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Hughes, the undersigned Notary Public in and for said County and State the within named Michael Collier, Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of August 1988.

Margaret Hughes

Notary Public

My Commission expires January 9, 1991.

The actual consideration or value, whichever is greater for this transfer is $440.15.

B B Doubleday Jr.

Affiant

Subscribed and sworn to before me this ~~26th~~ 13 day of ~~August 1988.~~ Sept. 1988

Edward L. Ogg

~~Notary Public~~

~~Commission expires:~~ January 9, 1991.

67123

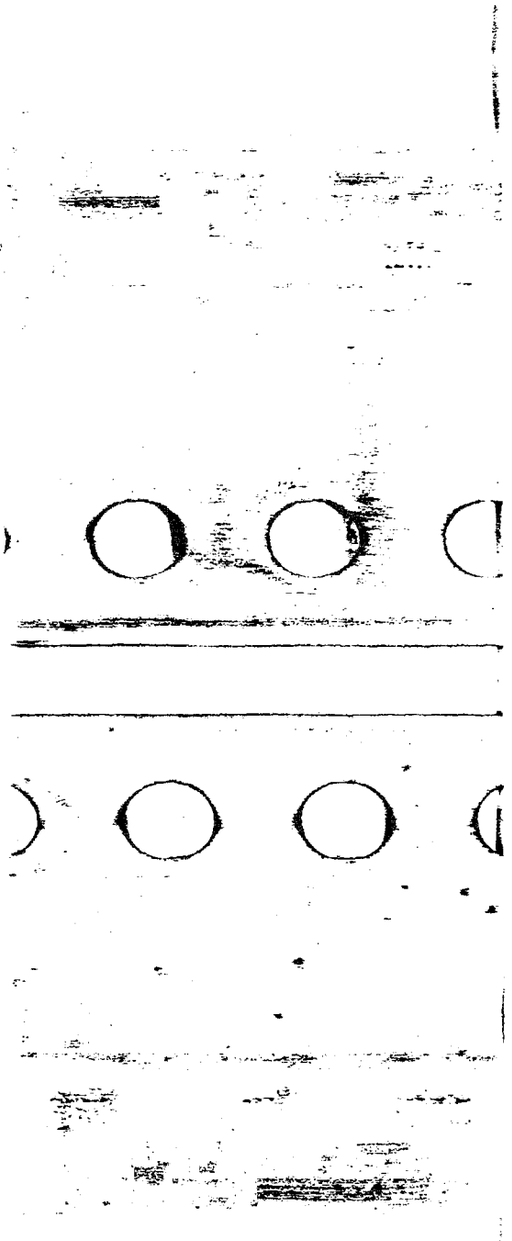
IDENTIFICATION REFERENCE

SEP 13 3 16 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0660 05/23 010 10 3CHECK

7.82



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7651 PAGE 61

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	440.15
CON TX	1.32
PRFEE	0.50
WDEED	6.00
TOTAL	7.82
CHECK	7.82

09/13/88 01 15:18 0001 6560

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.7.1 2.3

IDENTIFICATION REFERENCE

SEP 13 3 16 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 133590