Box 6
CAW

BOOK 7692 PAGE 864

SEND TAX BILLS TO:
Lyndal Roberts
Suite 600, Stahlman Bldg.
211 Union St.
Nashville, TN 37201

THIS INSTRUMENT PREPARED BY:
Gerald A. Burkett, Attorney
Suite 508, 211 Union St.
Nashville, TN 37201

Map # 105.04, Parcel # 261 14@ 03690 327 11/01/0101 03CHECK 669.50

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 1, 1981, and recorded in Book 5775, Page 307, Register's Office, Davidson County, Tennessee, Eldon James Baldwin and wife, Linda J. Baldwin conveyed to Tom G. Coleman, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 23, 1988, and recorded in Book 7661, page 216, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Gerald A. Burkett as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Gerald A. Burkett, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Gerald A. Burkett, Substitute Trustee, did give twenty (20) days notice of the time, place and terms of the sale by advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee (affidavit of publication attached hereto) said advertisement appearing in the editions of said newspaper under the dates of September 29, October 6, and October 13, 1988, stating that on November 1, 1988, at 11:45 a.m. at the south door of the County Courthouse, Nashville, Davidson County, Tennessee, said property would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, homestead, dower, and all other rights and exemptions of every kind, all of which are

expressly waived in said Deed of Trust, but subject to any and all unpaid taxes, restrictions, easements, and other matters of record, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Gerald A. Burkett, Substitute Trustee, offered said property for sale at public outcry and sold said property to Lyndal Roberts and wife Margaret Roberts, for $200,000, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, Lyndal Roberts and wife Margaret Roberts being owner and holder of the indebtedness secured by said Deed of Trust by virtue of a wrap around mortgage wherein Sovran Bank is the First Mortgage holder, and being the beneficiaries of said sale, and their and the bank's indebtedness together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee; I, Gerald A. Burkett, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto Lyndal Roberts and wife Margaret Roberts, their successors and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Land in Davidson County, Tennessee, being parts of Lots No. 16 and 17 in the Subdivision of the Old Fair Ground Property, a plan of which is of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, and being Lot 34 in Rain's Subdivision plat, not of record, described as follows:
>
> BEGINNING on the easterly margin of East Hill Street at a point 95 feet northerly from the northerly margin of North Hill Street, at the corner of Lots 34 and 35; thence with the easterly margin of said East Hill Street, northerly 66.4 feet to an alley; thence with the southerly margin of said alley, easterly 191.3 feet ot the westerly margin of an alley; thence with said last named alley, southerly 65.85 feet to the corner of said Lots 34 and 35; thence westwardly with the line between said lots 182.86 feet to the beginning.
>
> BEING the same proeprty conveyed to Eldon James Baldwin and wife, Linda J. Baldwin by deed from Lyndal Roberts and wife, Margaret T. Roberts of record in Book 5775, Page 291, Register's Office for Davidson County, Tennessee.

This is improved property located at 1216 Lewis Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the Grentees, their successors and heirs and assigns forever, but subject to said unpaid real estate taxes and other matters of record.

And I do further transfer and assign unto the said Grantees all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this first day of November, 1988.

Gerald A. Burkett
GERALD A. BURKETT, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald A. Burkett 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, on this 1st day of November, 1988.

8 | 6 8 6

IDENTIFICATION REFERENCE

Nov 1 3 48 PM '88

ELIAE WILSON II REGISTER
DAVIDSON COUNTY, TN

Carol A. Wilson
NOTARY PUBLIC

My commission expires: 3-8-89

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

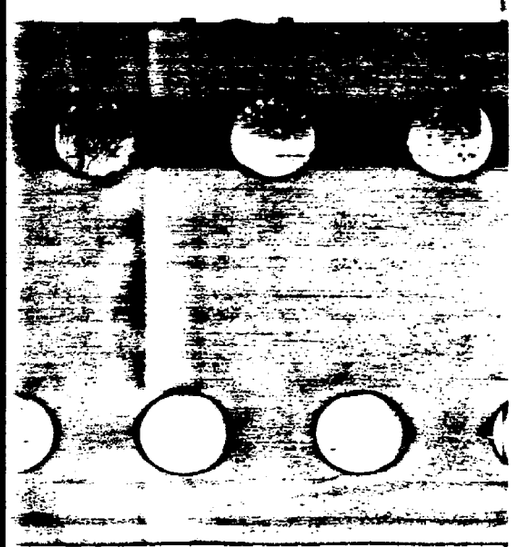
Lyndal Roberts
AFFIANT

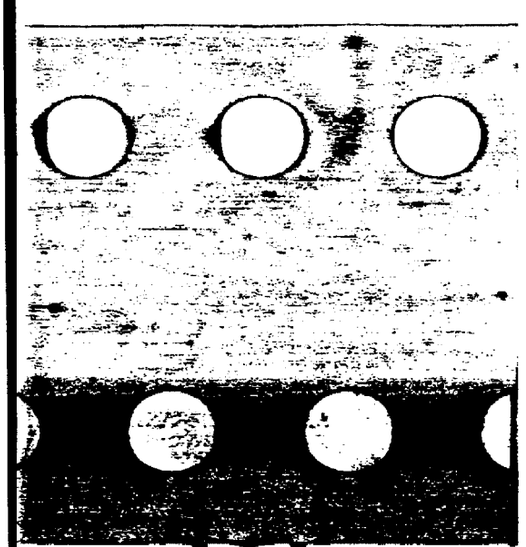
Subscribed and sworn to before me this 1st day of November, 1988.

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Carol A. Wilson
NOTARY PUBLIC

My commission expires: 3-8-89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7692 PAGE 867

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 200000.00
CON TX 660.00
PRFEE ~~0.50~~
MREEF ~~9.00~~
TOTAL 669.50
CHECK 669.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/88 01 15:51 0001 3329

8:16:86

IDENTIFICATION REFERENCE

Nov 1 4 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 149955