SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by installment deed dated January 9, 1987, and recorded in Book 7116, Page 486, in the Register's Office of Davidson County, Tennessee, Louise N. Watson, an unmarried person, grantor, conveyed to Wendy S. Miller, grantee, who conveyed to E. A. Carney, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 7693, Page 439, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said installment deed, and the holder of the debt requested the undersigned to advertise and sell said property under the terms and provisions of said installment deed; and,

WHEREAS, in pursuance of said request by said holder of the debt, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said installment deed by which advertisement the sale was appointed to be held on the 13th day of December, 1988, at the south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Louise N. Watson, whose address is 6469 Thunderbird Drive, Nashville, Tennessee 37209-2840 at and for the sum of Twenty Three Thousand Five Hundred Seventy Nine and .89/100 Dollars ($23,579.89), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Louise N. Watson of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Russell B. Ennix, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Louise N. Watson, her successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 113 on the Map of Hortense Place as of record in Book 161, page 167, of the Register's Office for said County.

Said Lot No. 113 fronts 50 feet on the southerly side of Elkins Avenue, formerly 2nd Avenue, and extends back southerly between parallel lines, the easterly line being about 143 feet and the westerly line about 140 feet to an alley in the rear.

0533 12/22 0101 03CHECK 84.38

IDENTIFICATION REFERENCE

Dec 22 2 05 PM '88

FILED & RECORDED

96129

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $23,579.89.

Russell B. Ennix
AFFIANT

Subscribed and sworn to before me this the 22nd day of December, 1988.

Cynthia Hambrick
NOTARY PUBLIC

My Commission Expires:
9-26-92

Being the same property conveyed to Wendy S. Miller by installment deed from Louise N. Watson of record in Book 7116, page 486, Register's Office of Davidson County, Tennessee.

BOOK 7734 PAGE 859

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Louise N. Watson of Nashville, Tennessee, her successors and assigns, in fee simple forever, to whom the said Russell B. Ennix, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

| | |
|---|---|
| Recording Appointment of Substitute Trustee | $ 6.00 |
| Publication Expense | $ 234.00 |
| Attorney Fees | $ 275.00 |
| Opinion Letter | $ 75.00 |
| Credit on Note | $22,989.89 |
| TOTAL: | $23,579.89 |

IN WITNESS WHEREOF, the said Russell B. Ennix, Substitute Trustee, has hereunto set his hand and seal this 22nd day of December, 1988.

Russell B. Ennix, Substitute Trustee
RUSSELL B. ENNIX, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of December, 1988, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Russell B. Ennix, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed, and for the purposes therein contained.

WITNESS my hand and Notarial Seal at office the day and year above written.

Cynthia Hambrick
NOTARY PUBLIC

My Commission Expires:
9-26-92

PROPERTY ADDRESS

3409 Elkins Avenue
Nashville, Tennessee 37209

MAP & PARCEL NUMBER

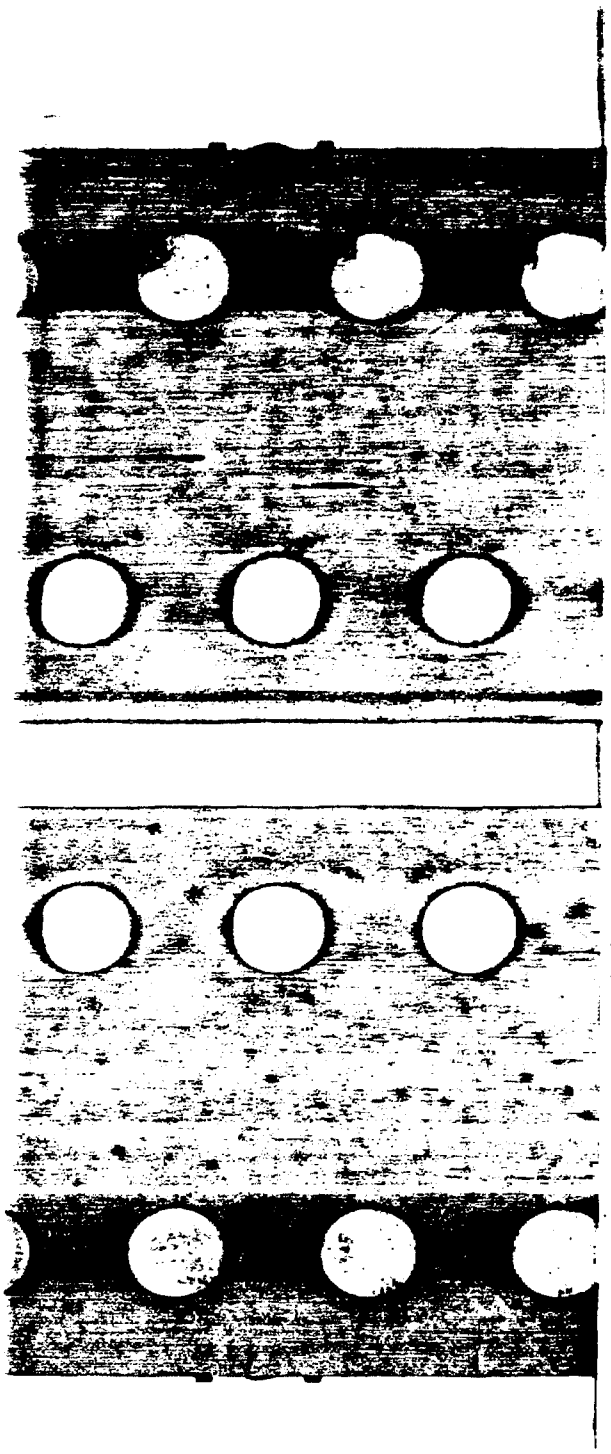
MAP - 92-13
PAR - 345
11W 71340

THIS INSTRUMENT PREPARED BY:

RUSSELL B. ENNIX, ESQUIRE
330 CHARLOTTE AVENUE
SUITE 427
NASHVILLE, TENNESSEE 37201
(615) 259-4330

PROPERTY OWNER RESPONSIBLE FOR PAYMENT OF TAXE

LOUISE N. WATSON
6469 THUNDERBIRD DRIVE
NASHVILLE, TENNESSEE 37209-2840



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7734 PAGE 860

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 23579.89
CON TX 77.88
PRFEE 0.50
WDEED 6.00
TOTAL 84.38
CHECK 84.38
12/22/88 01 14:06 0001 0533

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

96129

IDENTIFICATION REFERENCE

DEC 22 2 05 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

**No.** 166674