THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Substitute Trustee

TO: SHARRON TODD
914 VIRGINIA AVE
NASHV. TN. 37216

Map 94
Parcel A-1

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust executed April 19, 1985, and recorded in Book 6540, page 929, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from James F. Stout (Mortgagor) to Martha Child, 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, Sharron Todd is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 6540, page 929, Register's Office of said County; and

WHEREAS, Sharron Todd did appoint M. Norris Jenkins as Substitute Trustee by instrument of record in Book 7710, page 688, 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, January 4, 1989, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and SHARRON TODD was the highest and best bidder for cash, said bid being in the amount of $8000.00;

NOW THEREFORE, I, M. Norris Jenkins, 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 SHARRON TODD, HER, successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being the southerly 48.35 feet of Lot No. 9 on the map of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for said County.
>
> Said part of Lot No. 9 fronts 48.35 feet on the easterly side of South 11th Street and runs back between parallel lines, 161 feet to an alley.
>
> Being the same property conveyed to James F. Stout by deed from Sharron Mauk of record in Book 6538, page 656, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of M. Norris Jenkins, 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. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Substitute Trustee, have executed this deed of conveyance this 4th day of January, 1989, by subscribing hereto my official signature.

M. NORRIS JENKINS

M. Norris Jenkins

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, M. Norris Jenkins, 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 4th day of January, 1989, at Nashville, Tennessee.

My Commission Expires:

11-12-89

Phyllis Keener
NOTARY PUBLIC

3199 01/04 0101 03CHECK 35.90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $8000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

M. Norris Jenkins
AFFIANT

Sworn to and subscribed before me this 4th day of January, 1989, at Nashville, Tennessee.

My Commission Expires:

11-12-89

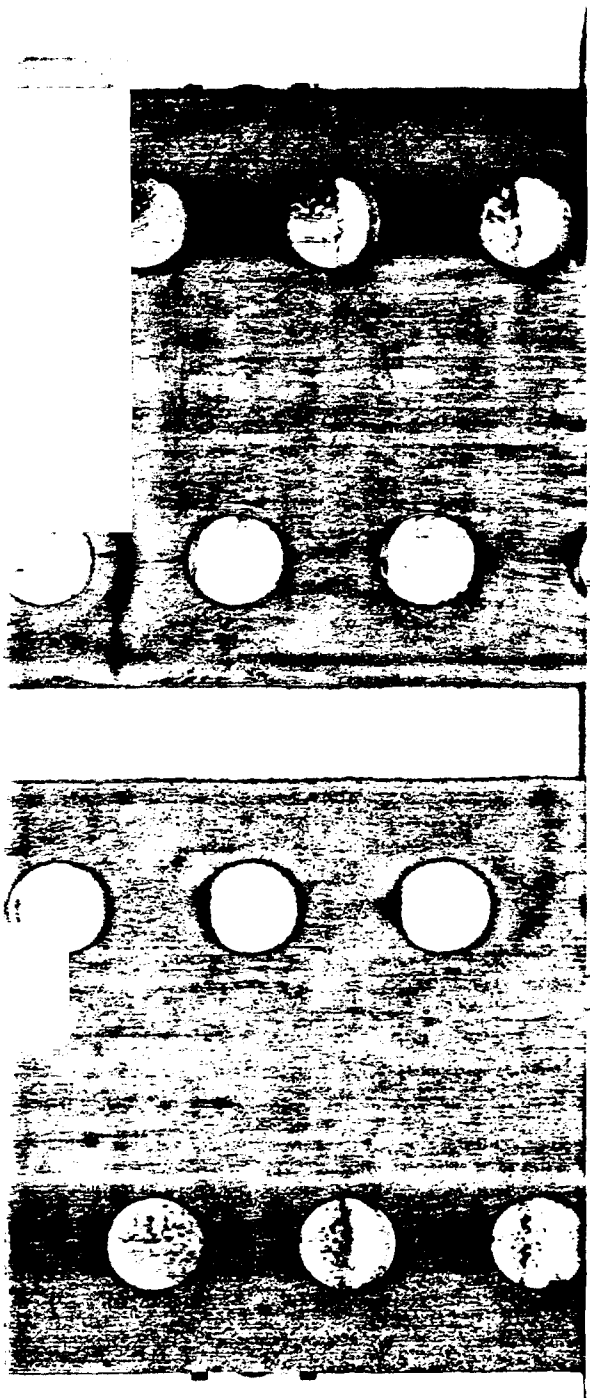
Phyllis Keener
NOTARY PUBLIC

NEW OWNER:
SEND TAX BILLS TO:
Mail
SHARRON TODD
917 VIRGINIA AVE
NASHV. TN. 37216

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
JAN 4 11 22 AM '89

TENNESSEE REFERENCE

98861



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

RECEIVED OF _____

FOR _____

BOOK 7743 PAGE 798

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	8000.00
CON TX	26.40
PRFEE	0.50
MDEED	9.00
TOTAL	35.90
CHECK	35.90

01/04/89 01 11:24 0001 3199

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98861

IDENTIFT REFERENCE

JAN 4 11 22 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169894