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

M. NORRIS JENKINS

Substitute Trustee

Map 82-08
Parcel 370

SUBSTITUTE TRUSTEE'S DEED

TO:

WHEREAS, by Deed of Trust executed January 22, 1988, and recorded in Book 7465, page 307, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Robert L. Jackson and wife, Irene H. Jackson (Mortgagors) to W. G. Traber, Trustee, to secure payment of a Deed of Trust 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, Dwayne W. Bailey and wife, Edith A. Bailey are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 7465, page 307, Register's Office of said County; and

WHEREAS, Dwayne W. Bailey and wife, Edith A. Bailey did appoint M. Norris Jenkins as Substitute Trustee by instrument of record in Book 7743, page 446, 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 Friday, February 17, 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 DWAYNE W. BAILEY was the highest and best bidder for cash, said bid being in the amount of $27,743.61;

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 DWAYNE W. BAILEY, HIS successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being part of Lots 55 and 56 on the Plan of Stratton and Seymour's Addition to Nashville of record in Book 57, page 23, Register's Office for said County, to which plan reference is here made for a more complete description of said lots.
>
> Being the same property conveyed to Robert L. Jackson and wife, Irene H. Jackson by deed from Dwayne W. Bailey and wife, Edith Bailey, of record in Book 7465, page 304, 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 17th day of February, 1989, by subscribing hereto my official signature.

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 17th day of February, 1989, at Nashville, Tennessee.

My Commission Expires:

4-12-89

NOTARY PUBLIC

8172 02/17 0101 03CHECK 100.91

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 $ 27,773.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of February, 1989, at Nashville, Tennessee.

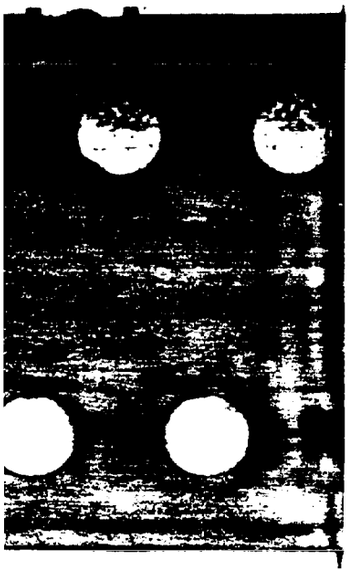
~~My Commission~~ Expires:

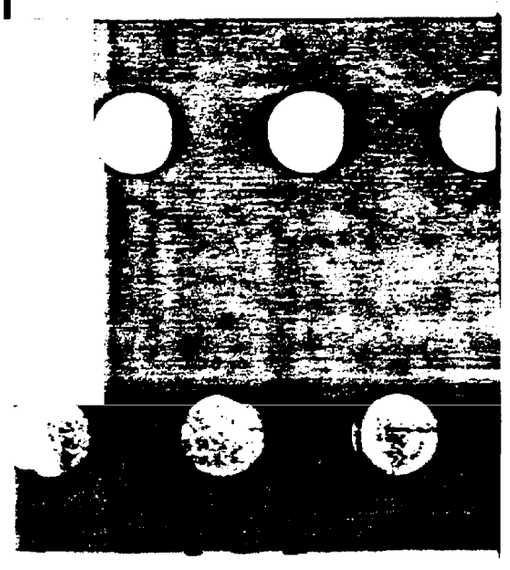
NOTARY PUBLIC

NEW OWNER:
SEND TAX BILLS TO:
DWAYNE Bailey
1607 Nolensville Rd.
37210

FEB 17 11 17 AM '89

09782





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7774 PAGE 669

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 27743.00
CON TX 91.41
PRFEE 0.50
WDEED 9.00
TOTAL 100.91
CHECK 100.91

02/17/89 01 11:18 0001 8172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 9 7 8 2

FEB 17 11 17 AM '89

No. 182630