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 82-03
Parcel 493

SUBSTITUTE TRUSTEE'S DEED

TO:

WHEREAS, by Deed of Trust executed October 16, 1987, and recorded in Book 7381, page 835, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Robert Lee 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 7381, page 835, 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 7756, page 455, 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, March 3, 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 $20,000.00;

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 DWAYNE W. BAILEY

successors and assigns forever, that certain land described as follows:

> Being Lot No. 116 on the Plan of Sharpe and Crutcher's Addition to northeast Nashville, as of record in Book 57, page 82, said Register's Office, for a more complete description reference is hereby made.
>
> Being the same property conveyed to Robert Lee Jackson and wife, Irene H. Jackson by deed from Dwayne W. Bailey and wife, Edith A. Bailey, of record in Book 7381, page 832, 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 3rd day of March, 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 3rd day of March, 1989, at Nashville, Tennessee.

My Commission Expires:

2-12-89

Phyllis Keenan
NOTARY PUBLIC

3617 03/08 0101 03CHECK 75.50

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 $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Sharon B. Todd
AFFIANT

Sworn to and subscribed before me this 3rd day of March, 1989, at Nashville, Tennessee.

~~My Commission Expires:~~

B. Edwards - Dep. Reg.
~~NOTARY PUBLIC~~

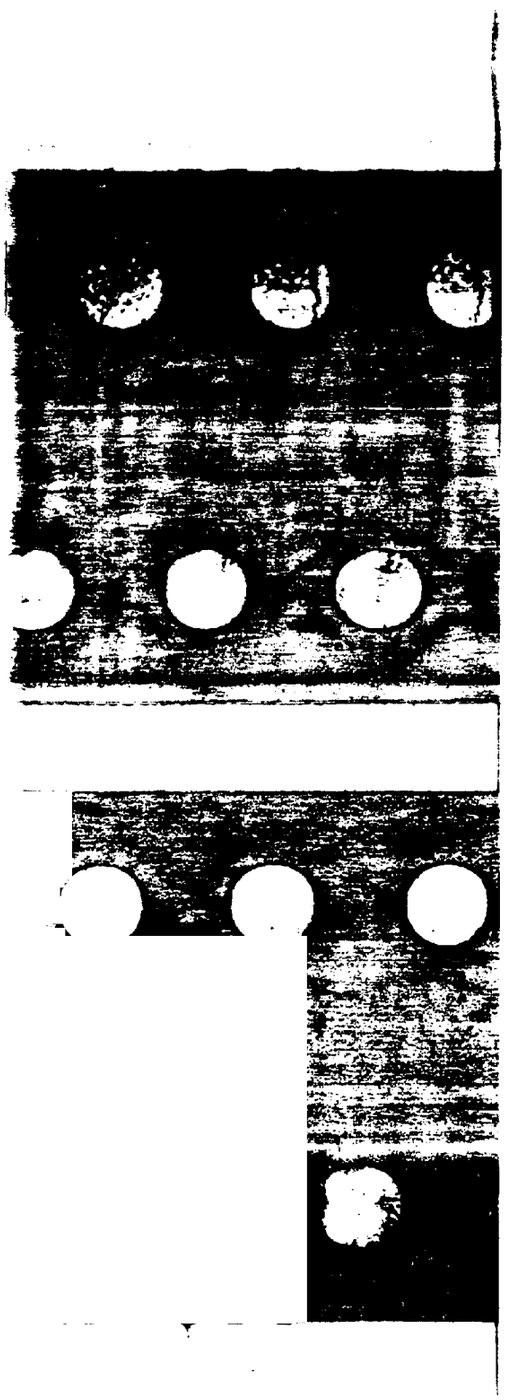
NEW OWNER:
SEND TAX BILLS TO:

Dwayne W. Bailey
1607 Nolensville Rd.
37210

Mail

MAR 8 10 35 AM '89

14701



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

RECEIVED OF _____

FOR _____

BOOK 7788 PAGE 305

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 20000.00
CON TX 66.00
PRFEE 0.50
WDEED 9.00
TOTAL 75.50
CHECK 75.50

03/08/89 01 10:20 0001 3617

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14701

IDENTIFICATION REFERENCE

Mar 8 10 18 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 188177