Bk 32

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Fl., Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
William G. West
305 35th Ave North
Nashville, TN 37209

Map 92-13
Parcel 336

BOOK 7812 PAGE 156

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated February 6, 1976, to J. G. Palmer Trustee, executed by Robert W. Jeanette , as same appears of record Book 4995, page 638, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed J. G. Palmer, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7760, page 619, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in the The Nashville Record a newspaper published in Davidson County, Tennessee, the first insertion appearing on February 2, 1989, and subsequent insertions appearing on February 9, 1989, and February 16, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on March 2, 1989, at 11:15 o'clock a.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to WILLIAM G. WEST at and for the sum of Twenty-Nine Thousand Three Hundred Sixty-Six and 68/100 Dollars ($29,366.68) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by William G. West, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said WILLIAM G. WEST, his heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the plan of Hortense Place of

record in Book 161, page 167, Register's Office for Davidson County, Tennessee.

Said Lot No. 171 front 50 feet on the westerly margin of 35th Avenue, North formerly Woodfin Street, and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to John W. Gooch, by deed from Robert W. Jeanette, unmarried, of record in Book 5172, page 891, Register's Office for said County.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto William G. West, his heirs and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 30th day of March, 1989.

Marilyn Jean Patterson
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 1989.

Barbara L. Eldarra
Notary Public

My Commission Expires: May 13, 1990

23118

APR 7 2 11 PM '89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 7812 PAGE 158

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $29,366.68.

William A. West
Affiant

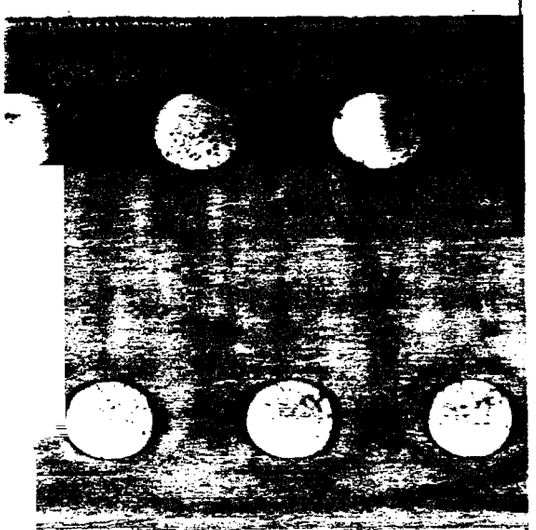
Sworn to and subscribed before me,
this 31 day of March, 1989.

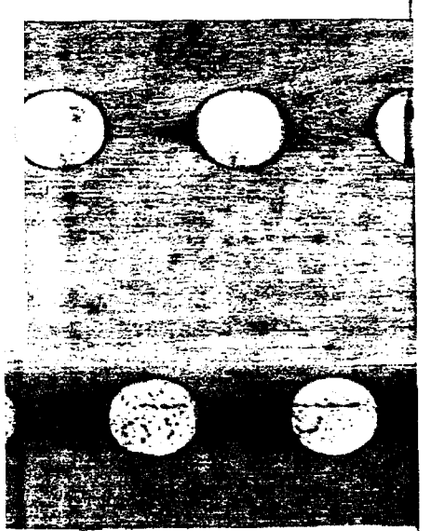
[illegible] Newell
Notary Public

My Commission Expires: 10-9-91

3612 04/07 0101 03CHECK 106.52

MJP0317891





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

RECEIVED OF _____

FOR _____

BOOK 7812 PAGE 159

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 29366.68
CON TX 97.02
PRFEE 0.50
MISC 9.00
TOTAL 106.52
CHECK 106.52

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2311 8 IDENTIFICATION APR 7 2 11 PM 89 FELIX Z. WILSON, REGISTER DAVIDSON

04/07/89 01 14:11 0001 3612

No. 198026