Box 22

105-10-186
105-10-187

This instrument prepared by:
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Dottie C. Spain, Andrew W. Regg, Jr.
and Charles E. Binkley
1108 Battlewood St.
Franklin, Tn. 37064

SUBSTITUTE TRUSTEE'S DEED BOOK 7834 PAGE 962

WHEREAS, on the 31st day of December, 1985, J. Phillip Jones was named Trustee in a Deed of Trust of even date executed by Clarence J. Worrell, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $6,506.88, principal and interest at 13.5% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6751, Page 677, in the Register's Office for Davidson County, Tennessee, and

WHEREAS, I, J. Phillip Jones, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: April 13, April 20, and April 27, 1989, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

Pursuant to said advertisement, on Friday, May 5, 1989, at 11:00 A. M., at the front door of the Courthouse in Davidson County, Tennessee, I, J. Phillip Jones, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Dottie C. Spain, Andrew W. Regg, Jr. and Charles E. Binkley, a one third (1/3) undivided interest each, submitted the highest and best bid in the amount of $2,456.32.

NOW THEREFORE, in consideration of the premises, I, J. Phillip Jones, Trustee, do hereby sell, transfer and convey to Dottie C. Spain, Andrew W. Regg, Jr. and Charles E. Binkley, a one third (1/3) undivided interest each, their successors and assigns in fee simple, and in bar of all equities above mentioned, subject to any unpaid taxes and subject to a first mortgage of record in Book 4878, Page 850, Register's Office for Davidson County, Tennessee, the following described real property, to-wit:

TRACT I: Land in Davidson County, Tennessee, being part of Lot 67 on the Map of Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, Register's Office for said County, and being the west part of Lot 67, on the Map showing parts of Lots Nos. 66 and 67 of Waverly Place, as of record in Book 421, Page 46, said Register's office, and described according to a survey thereof by Barge, Waggoner and Sumner, Engineers, April 9, 1969, as follows:

BEGINNING at an iron pin in the southerly margin of Douglas Avenue at the entrance to Alley 672; thence with the margin of said Avenue, North 75 deg. 30 min. 58 sec. East 38.29 feet to an iron pin; thence South 29 deg. 00 min. 56 sec. East 152.28 feet to an iron pin in the northerly margin of an alley; thence with the same South 74 deg. 55 min. 55 sec. West 36.12 feet to an iron pin at the beginning of a curve; thence around said curve, northwesterly 26.49 feet to an iron pin in the easterly margin of Alley 672; thence with the same, along a curve, 118.02 feet to an iron pin at the beginning of a curve; thence around said curve, northeasterly 28.73 feet to the point of beginning.

5-5-89 17.75

TRACT 2: Land in Davidson County, Tennessee, being part of Lot No. 67, on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Book 57, Page 95, and also being a part of said Lot No. 67 on a plan of Subdivision of parts of Lots No. 66 and 67, in said Waverly Place, as of record in Book 421, Page 46, and described partly according to the last mentioned plan as follows:

BEGINNING at a point in the southerly margin of Douglas Avenue, at the intersection with the westerly margin of a 12 foot alley, being the southeast corner of the property conveyed to the Nashville Housing Authority by deed in Book 4206, Page 334, thence with the southerly margin of said Avenue, and around the southerly boundary of the property conveyed to the Nashville Housing Authority, westerly 68 feet, more or less, to a point, the southwest corner of said Nashville Housing Authority Property; thence southerly along a slight curve, 152.1 feet to a point in the northerly margin of an alley; thence with the margin of the same, easterly 36 feet to the beginning of a curve; thence in a northeasterly direction around a curve, 14 feet, more or less, to a point in the westerly margin of the first mentioned 12 foot alley; thence with the same, northerly 137.5 feet, more less to the point of beginning.

I, J. Phillip Jones, Trustee, convey to Dottie C. Spain, Andrew W. Regg, Jr. and Charles E. Binkley, a one-third (1/3) undivided interest each, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 1989.

J. Phillip Jones, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at office at Nashville, Tennessee, this 5th day of may, 1989.

Barry W. Bedford
Notary Public

My Commission Expires: 11-12-90

NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $2,456.32.

Affiant

Subscribed and sworn to before me, this the 5th day of May, 1989.

Notary Public

My Commission Expires: 11-12-90

RETURN TO;
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

30828

MAY 5 2 14 PM '89 05 0101 03CHECK 17.32

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7834 PAGE 965

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 2456.32
CON TX 8.32
PRFEE 0.50
WDEED 9.00
TOTAL 17.82
CHECK 17.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/05/89 01 14:15 0001 3615

30828

IDENTIFICATION

MAY 5 2 14 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

VOID
CON TX 8.32-
CON TX 8.25
~~TOTAL 0.07-~~
~~CHECK 0.07-~~

05/05/89 01 14:16 0001 3616

No. 207074

Total 17.75