This instrument prepared by: 32631.
Roy C. DeSha, Jr., Attorney
Suite 2909, The Tower Atop Stouffer
611 Commerce Street
Nashville, TN 37203

Send Tax Bills To:
Metropolitan Federal Savings & Loan Assn.
230 4th Ave. N.
Nashville, TN

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MAY 12 1 12 PM '89

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated May 6, 1987, executed by Robert E. Eubanks and Bettie Eubanks to Paul R. Rogers, Trustee, and of record in Book 7238, Page 596, Register's Office for Davidson County, Tennessee, the said Robert E. Eubanks and Bettie Eubanks conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein to USA Financial Services, Inc.; and

WHEREAS, Roy C. DeSha, Jr., was appointed Substitute Trustee in said Deed of Trust by instrument of record in Book 7791, Page 553, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for four (4) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:30 a.m., on May 12, 1989, at the south door of the Courthouse in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $14,033.17, cash, said offer and bid having been made by Richard H. Cape and being subject to prior liens and encumbrances which exist against the property;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the said Richard H. Cape, his successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

BEING Lot No. 6 on the Plan of Buena Vista Estates, Section 1, as of record in Book 3842, Page 222, Register's Office for said County.

SAID Lot fronts 90 feet on the westerly side of Buena Vista Pike and extends back 140 feet on the northerly line and 132 feet on the southerly line to a dead line and measures 90.35 feet thereon.

BEING the same property conveyed to Robert E. Eubanks and wife, Bettie Eubanks, by deed from William C. Greer and Henry Earl Hawkins, d/b/a B & H Company, a partnership, as of record in Book 5121, Page 641, Register's Office for Davidson County, Tennessee.

This is improved property located at 4809 Buena Vista Drive, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Richard H. Cape, his successors, heirs and assigns forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deeds of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 12th day of May, 1989.

Roy C. DeSha, Jr., Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Substitute Trustee, 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 Nashville, Tennessee this 12 day of May, 1989.

Darlene Beth Hollan
Notary Public
My Commission Expires: 9-11-90

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $34,120.02.

Affiant

Subscribed and sworn to before me this 12 day of May, 1989.

Darlene Beth Hollan
Notary Public
My Commission Expires: 9-11-90

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7840 PAGE 341

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	34120.02
CON TX	112.53
PRFEE	0.50
WDEED	9.00
TOTAL	122.03
CHECK	122.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0114 0001 5800

32691

MAY 12 1 12 PM '89

No. 209233