THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

mail

BOOK 7843 PAGE 740

SEND TAX BILLS TO:

AmSouth Mortgage Co., Inc.
P. O. Box 11407
Birmingham, AL 35246

MAP AND PARCEL NOS.:

83-07-283.00
15DA-48780

DEED BY SUBSTITUTE TRUSTEE UNDER FORECLOSURE

This Deed made and entered into this 9th day of May, 1989, by and between G. Wayne Detring, Substitute Trustee, hereinafter referred to as "PARTY OF THE FIRST PART"; and Michael W. Edwards, with full power to sell, convey, mortgage, encumber, transfer or otherwise deal with said property in any manner without joinder of beneficiary, hereinafter referred to as "PARTY OF THE SECOND PART."

W I T N E S S E T H :

THAT, WHEREAS, Randall D. Dunn did convey in trust to Candy Finch, Trustee, upon the land hereinafter described, a Deed of Trust dated August 17, 1987, and recorded in Book 7331, page 686, Register's Office for Davidson County, Tennessee, to secure the payment of a certain Deed of Trust Note in the amount of Four Thousand Three and 79/100 Dollars ($4,003.79), payable to the order of Michael W. Edwards, all as fully set forth in said Deed of Trust, which note is now held by Michael W. Edwards.

THAT, WHEREAS, the indebtedness thereby secured in the above described Deed of Trust being overdue and unpaid, the holder of said indebtedness having appointed G. Wayne Detring as Substitute Trustee of record in Book 7801, page 935, Register's Office for Davidson County, Tennessee, and having called upon the said Substitute Trustee to foreclose said Deed of Trust, said Substitute Trustee, after due advertisement as required by law, and upon the terms of the Deed of Trust, offered said land for sale at the Courthouse in Nashville, Davidson County, Tennessee, on the 9th day of May, 1989, at 12:00 p.m., Central Standard

Time, when and where Michael W. Edwards, became the last and highest bidder at the price of Five Thousand Five Hundred Dollars ($5,500.00).

NOW, THEREFORE, the said G. Wayne Detring, Substitute Trustee, as aforesaid, in consideration of the premises and the said sum aforesaid, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto the said Michael W. Edwards, his heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and described as follows:

> LAND in the 11th, formerly 18th, Civil District of Davidson County, Tennessee, being marked "Cooper" and shown on the Plan of Rolling Acres Subdivision, as of record in Book 1130, Page 34, Register's Office for said County, on the south side of Eastland Avenue opposite Powers Avenue and descriabed as follows:
>
> BEGINNING on the southerly margin of Eastland Avenue, formerly the Vaughn Pike 1573 feet westerly from the center of Riverside Drive, or Boulevard, and 407 feet east of the northwest corner of a tract of 105 acres known as the Maney Tract conveyed to G. N. Tillman and wife, by the Nashville Trust Company in 1897, by deed of record in Book 207, Page 108, Register's Office for said County, being also the northeast corner of a lot conveyed by G. N. Tillman and wife, to George M. Thomas, of record in Book 655, Page 144, said Register's Office; running thence eastwardly with the southerly margin of said Eastland Avenue 100 feet; thence southwardly parallel to the east line of the said lot of George M. Thomas, 200 feet to an alley; thence westwardly parallel with the said Eastland Avenue 100 feet to Thomas' east line; thence northwardly with the same last named line 200 feet to the beginning.
>
> BEING the same property conveyed to Randall D. Dunn and wife, Deborah R. Dunn, by deed from Marie P. Ross, a widow, of record in Book 5168, Page 600, Register's Office for Davidson County, Tennessee.
>
> **This property was decreed to these parties as tenants in common by Divorce Decree May 4, 1987, in the Circuit Court for Davidson County, Tennessee, at Nashville, Docket No. 86D-3641.**
>
> This property is located at: 2104 Eastland Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto, belonging to

Michael W. Edwards, his heirs and assigns forever, in as full and ample a manner as the said Substitute Trustee has the power to convey the same, but the said Substitute Trustee does not warrant the title to this property in any manner whatsoever except as to his power vested to him to convey same.

This conveyance is only the interest of Randall D. Dunn.

IN TESTIMONY WHEREOF, the said G. Wayne Detring, as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

G. Wayne Detring, Trustee
G. Wayne Detring
Substitute Trustee

7277 05/18 0101 03CHECK 27.65

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared G. Wayne Detring, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Sumner County, Tennessee, this 9th day of May, 1989.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I affirm and make oath that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

G. Wayne Detring
AFFIANT

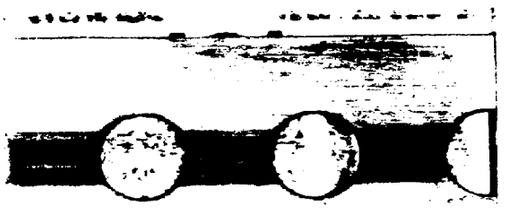
Sworn to and subscribed before me, this 9th day of May, 1989.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

RECEIVED FOR RECORD
MAY 18 10 01 AM '89
SUMNER COUNTY, TENN.

33869



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7843 PAGE 743



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 5500.00
CON TX 18.15
PRFEE 0.50
WDEED 9.00
TOTAL 27.65
CHECK 27.65

05/18/89 01 10:04 0001 7277



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



3388

IDENTIFICATION REFERENCE

MAY 18 10 01 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 210679