THIS INSTRUMENT PREPARED BY JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Number:
Howard L. Caughron 1218 Hedgewood Ave Nashville, TN 37212	Same	map 81-7 par 416

Mail

BOOK 7859 PAGE 797

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust to secure a promissory note therein described was executed by Soloman S. Smith to Harold S. Reeves, Trustee, and recorded in Book 7760, page 139, Register's Office for Davidson County, Tennessee; and

WHEREAS, J. A. Carney was appointed as Substitute Trustee by instrument of record in Book 7843, page 374, Said Register's Office; and

WHEREAS, default was made in the payment of said note and the owner and holder of said note instructed J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said deed of trust, giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Tennessee, on Friday, April 21, 1989 at 11:40 o'clock a.m.; and

WHEREAS, at the time and place named in said advertisement the said J. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder and the highest and best bid received was that of Howard L. Coughron. Said purchase was for Twenty Thousand ------ And No/00 ------- -------- ($20,000.00) Dollars, cash, subject to taxes and superior liens of record.

NOW, THEREFORE, J. A. Carney, Substitute Trustee, in pursuance of the power and authority vested in me by said instrument and in consideration of the sum bid, I, J. A. Carney, Substitute Trustee, therefore, sell, transfer and convey unto the said purchaser, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> BEING Lot No. 15 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6, Woodard Plan, of record in Book 161, page 174, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 15 fronts 50 feet on the easterly side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.
>
> BEING the same property conveyed to Soloman S. Smith, unmarried, by deed from Jeffrey Lynn Hale and Howard Caughron of record in Book 7563, page 242, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 1902 Cephas Street, Nashville, Tennessee 37208

TO HAVE AND TO HOLD, said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said purchaser, his heirs and assigns. This conveyance is made pursuant to the powers vested in me by said deed, but not otherwise.

WHEREFORE, this Substitute Trustee's Deed has been executed at Nashville, Tennessee, this 19th day of May, 1989.

2847 06/07 0101 03CHECK 72.50

J. A. Carney Substitute Trustee
J. A. CARNEY, Substitute 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. A. Carney, 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 this 19th day of May, 1989.

Beverly M. Hobbs
NOTARY PUBLIC

BEVERLY M. HOBBS NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:

9-11-90

JUN 7 2 29 PM '89
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

39378

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

James R. Carney
AFFIANT

Subscribed and sworn to before me this 19th day of May, 1989.

Beverly M. Hobbs
NOTARY PUBLIC

BEVERLY M. HOBBS NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES:

9-11-90



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7859 PAGE 799

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 6.00
TOTAL 72.50
CHECK 72.50

06/07/89 01 14:30 0001 2847

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39378

IDENTIFICATION REFERENCE

JUN 7 2 29 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217200