BOOK 7934 PAGE 295

Mail

THIS INSTRUMENT PREPARED BY
ALBERT J. FOX, ATTORNEY
SUITE B 115 GALLATIN RD. S.
MADISON, TN 37115
868-4972

ADDRESS NEW OWNER(S):	SEND BILLS TO:	MAP AND PARCEL NO:
L. Rudy Broomes ~~William E. Coopwood~~ Albert J. Fox Second Floor Suite B 115 Gallatin Road South Madison, Tennessee 37115	Albert J. Fox 171 Cumberland Drive Hendersonville, Tennessee 37075	MAP 51-04 PARCEL 78 11D-55000

3035 09/08 0101 03CHECK 637.00

SUBSTITUTE TRUSTEES DEED

WHEREAS, on the 10th day of November, 1986, David R. Dillion conveyed the property herein described to Thomas M. Black, Trustee, in a Deed of Trust of record in Book 7041, Page 307, Register's Office for Davidson County; Tennessee and,

WHEREAS, the conveyor executed said Deed of Trust and conveyed the property to Thomas M. Black, Trustee, for the purpose of securing the Note described in said Deed of Trust; and,

WHEREAS, Albert J. Fox was properly designated as Substitute Trustee by the holders of the referenced Note in a instrument recorded at Book 7697, Page 437, Register's Office for Davidson County; and

WHEREAS, default was made in payments of said Note, and the owners and holders of Referenced Note instructed the said Albert J. Fox, Substitute Trustee, to institute foreclosure proceedings as provided in said Deed of Trust; and

WHEREAS, the said Albert J. Fox, Substitute Trustee, did advertise in accordance with the provisions of said Deed of Trust, to sell said property at the front door of the Davidson County Courthouse in Nashville, Tennessee on September 8, 1988, at 10:00 a.m.; and

WHEREAS, at the time and place as named in said advertisement, the said Albert J. Fox, Substitute Trustee, offered the property herein described for sale to the highest bidder for cash and the best bid received was that of:
Albert J. Fox (acting in behalf of equitable interests in referenced note)

In the amount of Ten dollars and no cents ($10.00)
and said indebtedness, together with expenses of said sale amounting to more than said bid, and bid price in full has been accepted by Albert J. Fox, Substitute Trustee:

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, Albert J. Fox, Substitute Trustee, do transfer and convey unto L. Rudy Broomes, William E. Coopwood and Albert J. Fox equally their heirs and assigns, the following described property in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 15, 16, and 17 on the Plan of Madison Realty Company's Subdivision, as of record in Book 547, Page 164, Register's Office for said County, more fully described in a boundary survey by Kohl-Coode and Associates, unrecorded, dated January 13, 1976, as

follows:

Beginning at a point at the intersection of the common boundary line of Lots Nos. 17 and 18 with the common line of their easterly boundaries and the westerly boundary line of Lot No. 15; thence N 83 deg. 06' 50" E, 26.0 feet to a point; thence S 4 deg. 49' 20" E, 98.42 feet to an iron pin in the northerly side of Neely's Bend Road as widened; thence along the northerly side of Neely's Bend Road, S 83 deg. 11' 47" W, 262.00 feet, more or less, to a painted mark on a concrete walk; thence in a curve to the right with a radius of 23.00 feet a distance of 16.17 feet to a point on the easterly side of Gallatin Pike as widened; thence in curve to the left with a radius of 1489.41 feet a distance of 81.79 feet to a point, thence N 83 deg. 06' 50" E, 174.65 feet, more or less, to the common boundary of Lots Nos. 17 and 15; thence with the said common boundary of Lots Nos. 17 and 15, N 4 deg. 50' 00" E, 10 feet to the point of beginning.

This conveyance is subject to Plan of Madison Realty Company's Subdivision of record in Book 547, page 164, said Register's Office; easement for sanitary sewers and storm drainage of record in Book 3342, page 240, said Register's Office.

Being the same property conveyed to David R. Dillion by deed from Dr. L. Rudy Broomes et ux, Laurenia S. Broomes and Dr. William E. Coopwood et ux, Sarita G. Coopwood, recorded at Book 7041 Page 302 Registers Office Davidson County.

To have and to hold said tract of land together with all the appurtenances, estate and title and interest to L. Rudy Broomes, William E. Coopwood and Albert J. Fox equally their heirs and assigns, forever.

I, Albert J. Fox, Substitute Trustee, under the said Deed of Trust of record in Book 7041, Page 307, as appointed in Book 7697, Page 437, Register's Office, Davidson County, do hereby sell, transfer assign and convey unto the said L. Rudy Broomes, William E. Coopwood and Albert J. Fox equally their heirs and assigns all of the right title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample manner as I as Substitute Trustee pursuant to provision of referenced Deed of Trust can or should do, but no further or otherwise.

IN WITNESS WHEREOF, the said Albert J. Fox, Substitute Trustee, has hereunto set his hand this 8 day of September 1989.

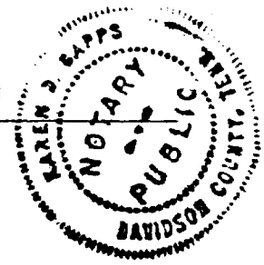
Albert J. Fox Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Albert J. Fox the undersigned, a Notary Public in and for said State and County, the within named Albert J. Fox, Substitute Trustee, the bargainor, with whom I am personally acquainted, and whom acknowledged that he executed the foregoing instrument for the purpose therein contained.

8th WITNESS my hand and official seal Madison, Tennessee this 8th day of September, 1989.

Karen D. Capps
Notary Public



My commission expires 1-11-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is ~~$100.00~~ 170000.00

AFFIANT

Subscribed and sworn to before me this 8th day of September, 1989.

Karen D. Capps
NOTARY PUBLIC



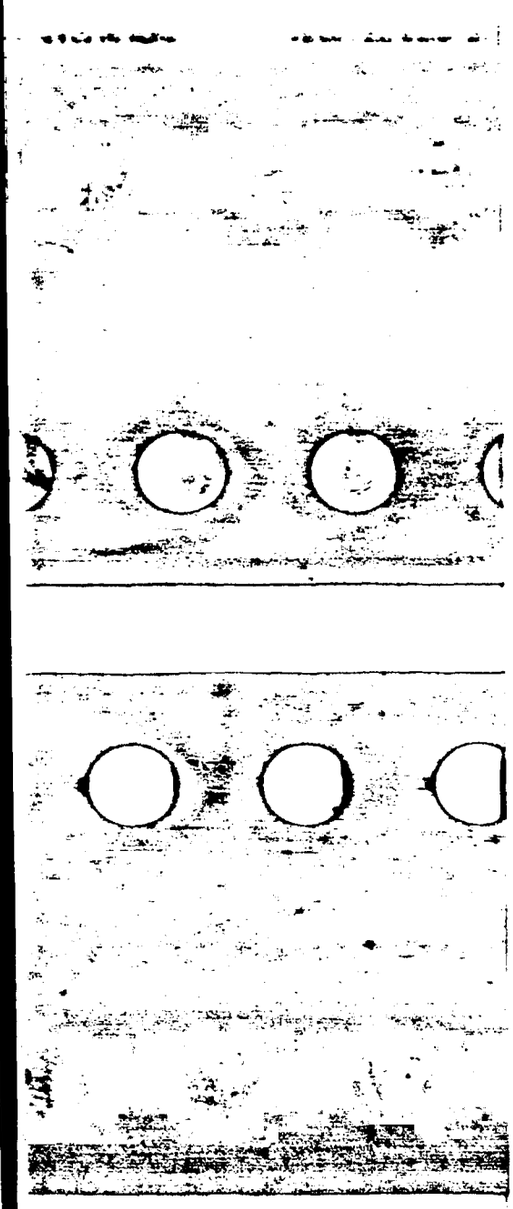
My commission expires: 1-11-92

64734

IDENTIFICATION REFERENCE

SEP 8 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7934 PAGE 298

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	
				190000.00
			CON TX	627.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	637.00
			CHECK	637.00
09/08/89		01	15:07 0001	3035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64734

IDENTIFI REFERENCE

SEP 8 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247050