BOOK 7953 PAGE 376

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
William E. Lowe 631 Skyview Drive Nashville, TN 37206	Same	D. Ronald Ingram Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

Map & Par # 70-15-16

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 12, 1986, of record in Deed Book 7068, Page 90, Register's Office for Davidson County, Tennessee, Walter Porter and wife, Frances Porter, conveyed certain real property therein described to Joe E. Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated July 31, 1989, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of Joe E. Phillips, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7909, Page 706, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Tullahoma News a newspaper published in Davidson County, Tennessee, said notice being first published on August 17, 1989, and thereafter on August 24, 1989, and August 31, 1989, which notice of sale advertised the sale of the property hereinafter described for September 7, 1989, at 1:00 P.M.; and

WHEREAS, on September 7, 1989 at 1:00 P.M., at the south door of the Davidson County Courthouse in Nashville, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twelve Thousand Seven Hundred Two and 25/100 Dollars ($12,702.25), from William E. Lowe, an individual, which bid was the last, highest and best bid and payment thereof having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto William E. Lowe, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being Lot No. 16 on the Plan of the subdivision of Lot No. 37 in Owen's Buena Vista Lots, as of record in Book 1, Page 84, Chancery Court at Nashville, and Book 57, Page 26, Register's Office for Davidson County, Tennessee

Said Lot No. 16 fronts 50 feet on the westerly side of Middle Street and runs back parallel with Jennings Street 135 feet to an alley.

Being the same property conveyed to Walter Porter and wife, Frances Porter by deed from Jacob Zager and wife, Ann H. Zager of record in Book 2699, Page 368,

7139

ENTERED FOR REFERENCE

OCT 3 2 57 PM '89

DAVIDSON COUNTY, TN

Register's Office for Davidson County, Tennessee.

This is improved property known as 2412 Middle St., Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, as Trustee, does hereby transfer, assign and set over unto said William E. Lowe, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 15th day of September, 1989.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 1989, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Rebecca A. Higgs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $[illegible]. This is equal to or greater than the property would bring at a fair and voluntary sale.

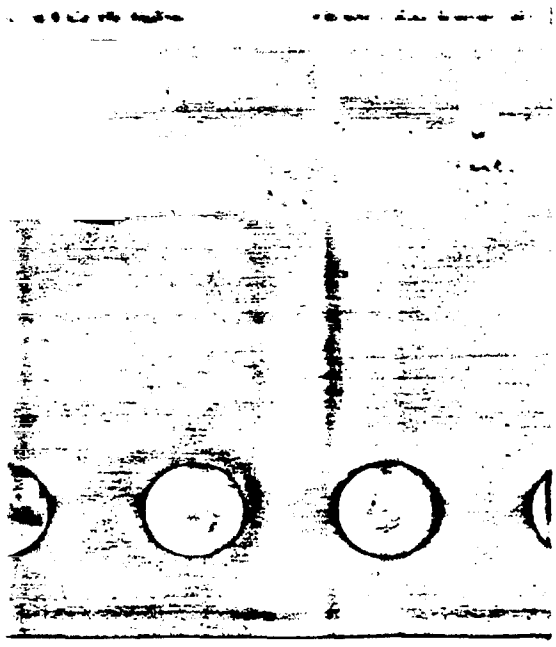
D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 15th day of September, 1989.

Rebecca A. Higgs
Notary Public

My commission expires: 5-20-92

[illegible] 10/03 0101 09/15/89 [illegible]



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7953 PAGE 378

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 15000.00
CON TX 49.50
PRFEE 1.00
WDEED 6.00
TOTAL 56.50
CHECK 56.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/03/87 01 1458 0001 2590

7.1.339

IDENTIFICATION REFERENCE

OCT 3 2 57 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 254724