THIS INSTRUMENT PREPARED BY:

DAVID VINCENT
Attorney at Law
906 Stahlman Bldg.
Nashville, TN 37201

Name & Address of a Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Robert N. Bogus 1626 Elizabeth Road Nashville, Tennessee 37218	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 92-3 Parcel 155 11W 02970

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30th day of January, 1986, Mable Keeton executed a Deed of Trust wherein Joseph B. Pitt, Jr. was appointed Trustee, to secure a promissory note described in said Deed of Trust, which instrument is of record in Book 6777, page 863, Register's Office for Davidson County, Tennessee, and assigned to Robert Bogus by instrument of record in Book 6784, page 75, said Register's Office; and,

WHEREAS, the owner and holder of said promissory note appointed David Vincent as Substitute Trustee by instrument of record in Book 7459, page 985, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed the said David Vincent, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and,

WHEREAS, the said David Vincent, 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, Davidson County, Tennessee on Tuesday, October 24, 1989 at 12:00 o'clock Noon; and,

WHEREAS, at the time and place stated in said advertisement the said David Vincent, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Deed of Trust, but subject to any and all unpaid real property taxes and prior liens of record; and,

WHEREAS, on said date, at the time and place stated in said advertisement, and on said terms, I, David Vincent, Substitute Trustee, offered for sale and sold said property to ROBERT N. BOGUS for the sum of Twenty One Thousand Two Dollars ---------- And 30/100 ----------, cash in hand paid and the

cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Twenty One Thousand Two Dollars ---------- And 30/100 ----------, cash in hand paid and the cancellation of the indebtedness, I, David Vincent, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said ROBERT N. BOGUS, his heirs and assigns, the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 169, Block 8, Hefferman Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 169 fronts 50 feet on the northerly side of Albion Street and extends back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Mabel Keeton by deed from Josephine S. Davis, unmarried, of record in Book 6777, page 860, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 2404 Albion Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to any and all unpaid real property taxes and any prior liens of record. I assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this the 24th day of October, 1989.

David Vincent

DAVID VINCENT, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named, David Vincent, 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 24th day of October, 1989.

NOTARY PUBLIC

COMMISSION EXPIRES: 9/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $21,002.30.

Affiant

Sworn to and subscribed before me this 24th day of October, 1989.

NOTARY PUBLIC

COMMISSION EXPIRES: 9-11-90

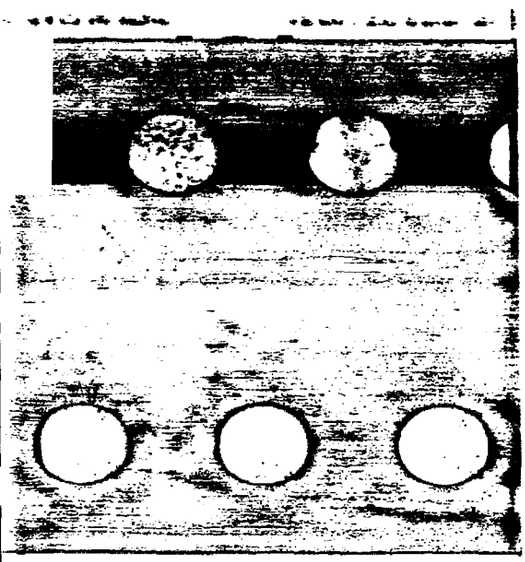
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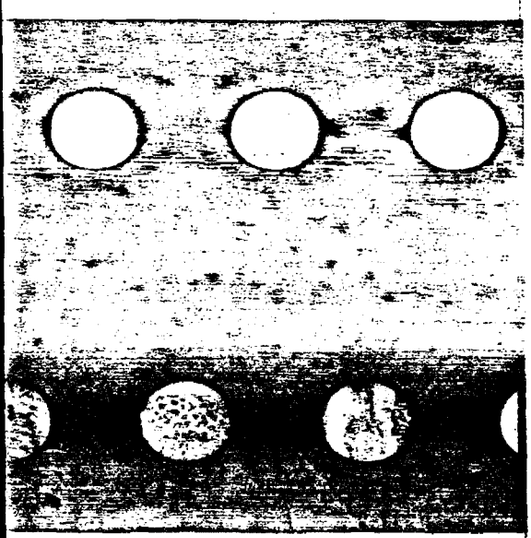
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IDENTIF. REFERENCE

Oct 30 10 48 AM '89

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.





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

RECEIVED OF _____

FOR _____

BOOK 7970 PAGE 505

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	21002.30
CON TX	69.30
PRFEE	1.00
MDEED	9.00
TOTAL	79.30
CHECK	79.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/30/89 01 10:49 0001 9866

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IDENTIF. TREFERENCE

OCT 30 10 48 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 261968