THIS INSTRUMENT PREPARED BY:
Patricia Spicer Carden
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, TN 37027

BOOK 7972 PAGE 219

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 15th day of February, 1982, Douglas R. Berry was named Trustee in an Installment Deed of even date executed by Calvin L. Westervelt and wife, Joann I. Westervelt, conveying to him as Trustee the real estate hereinafter described, together with interest on the unpaid balance, said Installment Deed being recorded in Book 5855, page 343, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Real Security, Inc., was appointed Substitute Trustee under the said Installment Deed by instrument record in Book 7903, page 842 in the Register's Office for Davidson County, Tennessee; Real Security, Inc., Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Installment Deed advertised the said real estate as required by law and by the terms of said Installment Deed by giving 21 days notice by 3 weekly successive publications, namely: August 10, 1989; August 17, 1989 and August 24, 1989, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, satutory right of redemption, dower and homestead as provided in said Installment Deed.

PURSUANT to said advertisement on August 31, 1989, at 10:30 A.M., at the front door of the Courthouse in Davidson County, Tennessee, it, as said Substitute Trustee offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the hereinabove mentioned equities, as provided in said Installment Deed, at which time Ronald Eugene Sanders submitted the highest and best bid in the amount of $13,500.00.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Substitute Trustee, does hereby sell and convey to Ronald Eugene Sanders, his successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 and the North 25 feet of Lot 12 on the plan of Beaumont Place, of record in Book 332, page 38, Register's Office for said County, to which plan reference is hereby made for a more complete and legal description.

Being the same property conveyed to Calvin L. Westervelt and wife, Joann I. Westervelt by deed from Samuel B. Sanders, Sr., Samuel B. Sanders, Jr., and Ronald Eugene Sanders of record in Book 5855, page 343, Register's Office for Davidson County, Tennessee.

Real Security, Inc., Substitute Trustee, conveys to Ronald Eugene Sanders, all the rights conveyed to it as said Substitute Trustee in said Installent Deed, including such convenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Installment Deed hereinabove referred to and not individually.

WITNESS my hand at Nashville, Tennessee, this the 10th day of October, 1989.

Real Security, Inc., Substitute Trustee

By: Patricia Spicer Carden
Patricia Spicer Carden, Secretary-Treasurer

78061

IDENTIF. REFERENCE

Oct 31 3 14 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

0540 10/31 0101 03CHECK 51.55

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Patricia Spicer Carden with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary-Treasurer of the Real Security, Inc., a corporation, and that she as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary-Treasurer.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of October, 1989.

Donna Morris
Notary Public

DONNA MORRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
11-25-91

Address of New Owner	Send Tax Bills to/Mortgagee Is:	Map-Parcel Number:
Ronald E. Sanders	Same/None	083-06-0-153.00
1115 Amberwood Circle		
Nashville, TN 37221		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value which ever is greater for this transfer is $13,500.00

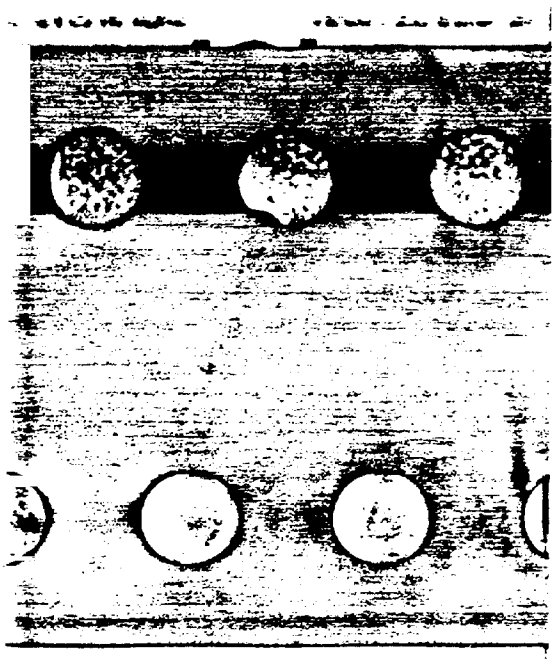
Patricia Spicer Carden
Affiant Affiant

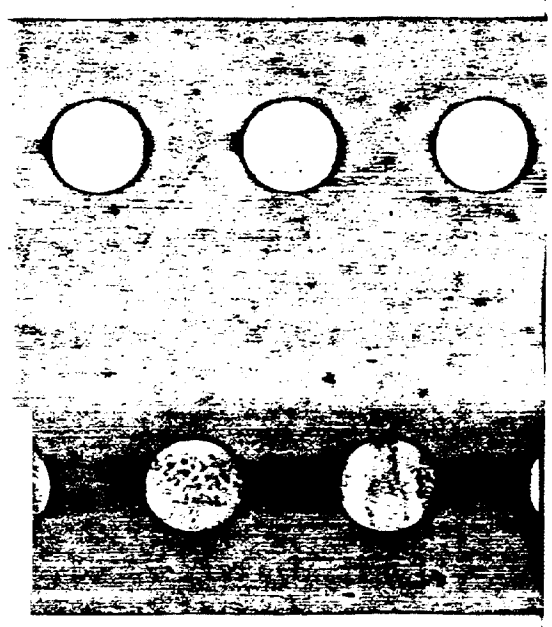
Subscribed and sworn to before me this the 10th day of October, 1989.

Donna Morris
Notary Public

DONNA MORRIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
11-25-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7972 PAGE 221

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	13500.00
CON TX	44.55
PRFEE	1.00
MDEED	6.00
TOTAL	51.55
CHECK	51.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/31/89 01 15:15 0001 0540

78061

IDENTIF. REFERENCE

Oct 31 3 14 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 262629