PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

Fee 15

SUBSTITUTE TRUSTEE DEED BOOK 7973 PAGE 290

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL #

W. Nat Williams
P. O. Box 40246
Nashville, TN 37204

Same

107-5-7
TDA-52345

WHEREAS, under a Deed of Trust, dated December 8, 1988,and recorded in Book 7746, page 540, Register's Office, Davidson County, Douglas Wayne Graves, unmarried, conveyed to Larry L. Westbrook, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 1, 1989, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust, nominated and appointed Thomas W. Sager, as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Thomas W. Sager, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Thomas W. Sager, Substitute Trustee, did give twenty-one days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, and said advertisement appearing in the editions of said newspaper under the dates of September 14, 21, 28, 1989, stating that on October 5, 1989 at 10:00 a.m., at the front door of the Courthouse in Davidson County, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all restrictions of record, all unpaid taxes, any and all prior mortgages and liens of record, any restrictive covenants, easements, setback lines or

any matter that an accurate survey of the premises might disclose.

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Thomas W. Sager, Substitute Trustee, offered said property for sale at public outcry and sold said property W. Nat Williams, for $41,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, I, Thomas W. Sager, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto W. Nat Williams hereinafter (referred to Grantee), his successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Bel Air, Section I, as of record in Book 2900, pages 27 and 28, Register's Office for said County.
>
> Said Lots fronts 65 feet on the north side of Dabbs Avenue and runs back between parallel lines, 140 feet between parallel lines, 140 feet to a dead line.
>
> BEING the same property conveyed to W. Nat Williams by Trustee's Deed from Larry L. Westbrook, Trustee, of record in Book 7746, page 534, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever.

I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 1st day of November, 1989.

Thomas W. Sager

THOMAS W. SAGER,

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Pierson a Notary Public in and for said County and State, Thomas W. Sager, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, on this the 1st day of ~~October~~ November, 1989.

Patricia A. Pierson
NOTARY PUBLIC

My commission expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00.

Thomas W. Sager

Sworn to and subscribed before me this the 1st day of ~~October~~ November, 1989.

Patricia A. Pierson

My commission expires: 11-21-92

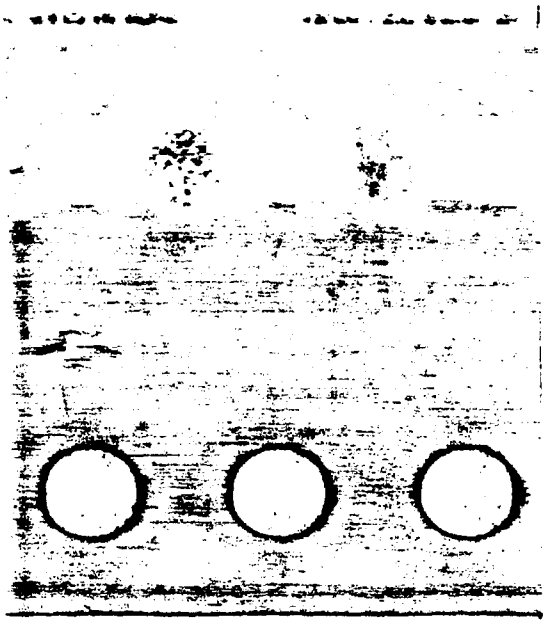
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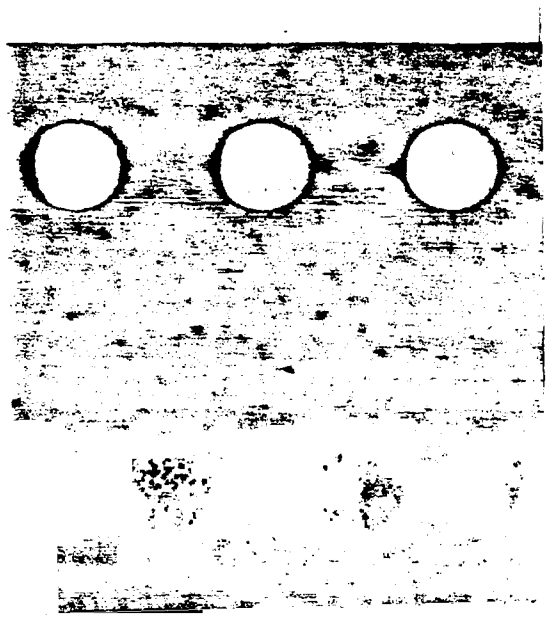
IDENTIF. REFERENCE

Nov 1 2 33 PM '89

FELIX Z. WELSCH, JR., REGISTER
DAVIDSON COUNTY TN.

0148 11/01 0101 03CHECK 145.30





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

RECEIVED OF _____

FOR _____

BOOK 7973 PAGE 293

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 41000.00
CON TX 135.30
PRFEE 1.00
MDEED 9.00
TOTAL 145.30
CHECK 145.30

11/01/89 01 14:34 0001 0148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78416

IDENTIF. REFERENCE

NOV 1 2 33 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 263042