File 4

W3:mf11

FROM: David J. Hill
SUBSTITUTE TRUSTEE

BOOK 8010 PAGE 782

TO: Jimmy Hudgins and wife, Barbara Hudgins

Address New Owner as follows: 7928 Horn Tavern Rd. Fairview, TN 37062

Send Tax Bills to: same

Map-Parcel No. 82-3; 480

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 32,000.00

David J. Hill, Substitute Trustee
Affiant

Subscribed and sworn to before me, this the 22nd day of December, 1989.

Notary Public

My Comm. Expires: 3/27/93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated October 6, 1987, of record in Book 7373, page 666, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", James T. Hughes, Jr., unmarried, conveyed to D. Ronald Ingram, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 7694, page 489, Register's Office for Davidson County, Tennessee, appointed David J. Hill, Substitute Trustee, in the place and stead of D. Ronald Ingram, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed David J. Hill, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, David J. Hill, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Friday, December 22, 1989, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all homestead exemption and equitable and statutory redemption, all right of dower and curtesy, and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on November 30, 1989, December 7, 1989 and December 14, 1989; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Jimmy Hudgins and wife, Barbara Hudgins, was the highest bidder;

NOW, THEREFORE, the undersigned, David J. Hill, Substitute Trustee, pursuant to the bid of Jimmy Hudgins and wife, Barbara Hudgins, acknowledges receipt of the sum of Thirty-Two Thousand and 00/100 Dollars ($32,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Jimmy Hudgins and wife, Barbara Hudgins, their heirs, personal representatives, successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James T. Hughes, Jr. by deed from Jimmy Hudgins and wife, Barbara Hudgins, of record in Book 7373, page 663, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Jimmy Hudgins and wife Barbara Hudgins, their heirs, personal representatives, successors and assigns, forever; and David J. Hill, Substitute Trustee, does hereby transfer, assign, and set over unto Jimmy Hudgins and wife, Barbara Hudgins, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said David J. Hill, Substitute Trustee, has executed this instrument on this the 22nd day of December, 1989.

David J. Hill, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David J. Hill, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of December, 1989.

Marilyn Lytle
NOTARY PUBLIC

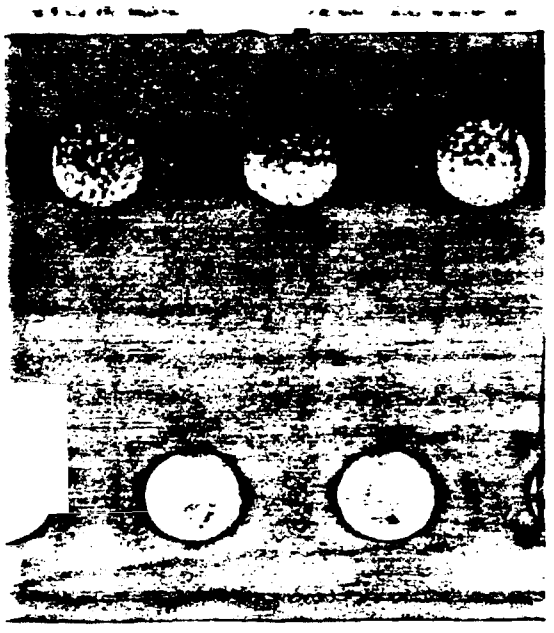
My Commission Expires: 3/27/93

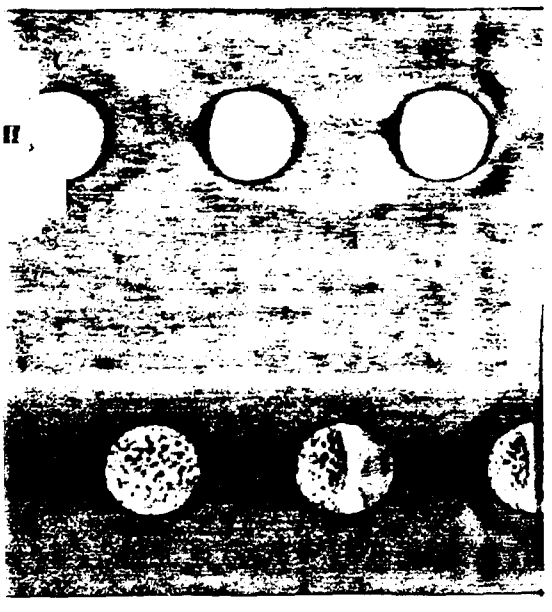
9139.5.

IDENTIFICATION REFERENCE

DEC 22 12 37 PM '89

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9139.5

IDENTIFICATION REFERENCE

DEC 22 12 37 PM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 278403

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory When Received
Document Unsatisfactory When Received