9.6.4 1.2.

IDENTIFICATION REFERENCE

JAN 16 11 13 AM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
1100 L & C Tower
Post Office Box 3079
Nashville, Tennessee 37219-0379

SUBSTITUTE TRUSTEE'S DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel #:
Jeffrey Hale 904 Hermitage Ridge Hermitage, TN 37076	Same	Map 81-8 Parcel 504

3151 01/16 0101 03CHECK 103.36

Mail

BOOK 8025 PAGE 839

WHEREAS, by Deed of Trust dated January 3, 1989, which Deed of Trust is of record in Book 7830, Page 26, Register's Office for Davidson County, Tennessee, GAMALIEL WARE, JR., UNMARRIED, conveyed to HAROLD REEVES, TRUSTEE, the herein described real property to secure the note described in said Deed of Trust; and

WHEREAS, by instrument of record in Book 7990,Page 925, in the above mentioned Register's Office, WARREN MAXEY SMITH was appointed by JEFFREY HALE, the latter being the lawful owner and holder of the note secured by the aforesaid Deed of Trust, as SUBSTITUTE TRUSTEE, in place and in stead of the aforesaid HAROLD REEVES, TRUSTEE; and

WHEREAS, default having been made in the terms, conditions and payments of said note and Deed of Trust and accordingly at the request of the owner and holder of the indebtedness, I, WARREN MAXEY SMITH, SUBSTITUTE TRUSTEE, under and by virtue of the powers vested in me as such SUBSTITUTE TRUSTEE in said Deed of Trust, did advertise the herein described real property according to the terms of said Deed of Trust giving twenty-one (21) days' notice by three (3) successive publications of Notice of Substitute Trustee's Sale in The Nashville Record giving notice of the time, place and terms of sale and said notices appearing in said paper on November 30, December 7 and December 14, 1989, said newspaper being published in Davidson County, Tennessee. Said sale was advertised for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust.

Pursuant to said advertisements, I, WARREN MAXEY SMITH, SUBSTITUTE TRUSTEE, did on Thursday, December 21, 1989 at 12:00 Noon at the South Door of the Davidson County Courthouse in Nashville, Tennessee offer for sale at public auction to the highest and best bidder for cash the herein described real property and in bar of the herein described equities as provided in said Deed of Trust, and at which time, after soliciting for competitive bids, sold said property to JEFFREY HALE for the sum of $29,207.20, said bid being the only, last and highest bid.

NOW, THEREFORE, for and in consideration of the premises, I, WARREN MAXEY SMITH, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey to JEFFREY HALE, in fee simple and in bar of all equities above mentioned, the following described tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 151 on the Map of North Nashville Real Estate Company's Plan of record in Book 21, Page 105, Register's Office for Davidson County, Tennessee.

SAID Lot No. 151 fronts 50 feet on the easterly side of Sixth Avenue, North, and runs back between parallel lines 181 feet, more or less, to an alley.

BEING the same property conveyed to Gamaliel Ware, Jr., by deed from Jeffrey Hale and wife, Mary Lou Hale, of record in Book 7830, Page 23, Register's Office for Davidson County, Tennessee.

The last known recorded instrument relating to this property was the Appointment of Substitute Trustee of record in Book 7990, Page 925, of said Register's Office.

This is improved real property known as 1612 Sixth Avenue, North, Nashville, Tennessee 37208.

I, WARREN MAXEY SMITH, SUBSTITUTE TRUSTEE, do hereby convey to JEFFREY HALE, his heirs and assigns, all rights conveyed to me as such SUBSTITUTE TRUSTEE, including all covenants and warranties as I, as SUBSTITUTE TRUSTEE, may lawfully make, all my actions in the premises are done solely as SUBSTITUTE TRUSTEE and not otherwise, and under the powers vested in me under the Deed of Trust herein referred to and not as an individual. This sale is subject to any and all unpaid taxes, restrictive covenants, easements, setback lines, any and all redemption rights, including rights of redemption of any governmental agency, state or federal, and any and all prior liens or encumbrances against said property, if any.

IN WITNESS WHEREOF, I have hereunto set my hand on this 21st day of December, 1989.

WARREN MAXEY SMITH
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Barnard, a Notary Public in and for the county and state, WARREN MAXEY SMITH, SUBSTITUTE TRUSTEE, the within named 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, Tennessee, this 21st day of December, 1989.

Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer, is $29,207.20.

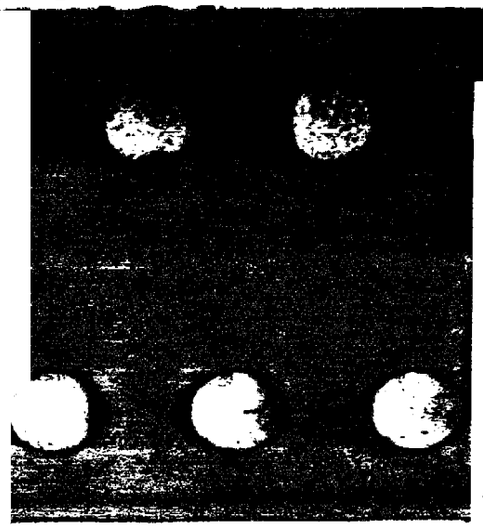
AFFIANT

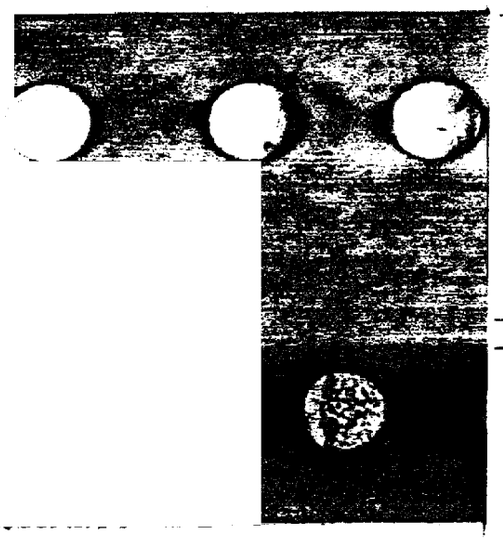
Sworn to and subscribed before me this 21st day of December, 1989.

Notary Public

My Commission Expires: 3/11/90

0625WMS122789





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

RECEIVED OF _____

FOR _____

BOOK 8025 PAGE 841

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	29207.20
			CON TX	96.36
			PRFEE	1.00
			MDEED	6.00
			TOTAL	103.36
			CHECK	103.36
01/16/90		01	11:13 0001	3151

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.64 1:2.

IDENTIFI REFERENCE

JAN 16 11 13 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284263