This instrument prepared by:
Mark E. Morrison
323 Union Street
Nashville, Tennessee 37201

B0421

SUSTITUTE TRUSTEE'S QUITCLAIM DEED

BOOK 8045 PAGE 204

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jerry Costa 1744 Lebanon Road Nashville, TN 37210	SAME	72-13-228

WHEREAS, on the 14th day of January, 1989, Robert E. Smith executed a Deed of Trust Note in the original principal amount of $97,030.00 payable to the order of Jerry Costa and wife, Viola Costa (Viola Costa having since died), all as fully set forth in said Deed of Trust which is of record in the Register's Office for Davidson County, Tennessee, in Book 7766, page 648, to which reference is here made; and

WHEREAS, said Deed of Trust expressly provides that the holder of the Note thereby secured is empowered to replace the Trustee therein named and appoint a Successor Trustee by the execution of an instrument to that effect, and by filing the same in the Register's Offfice in the County in which the property is situated; and

WHEREAS, MARK E. MORRISON, was appointed Substitute Trustee by instrument of record in Book 8021, page 92, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Mark E. Morrison, Trustee, did advertise in accordance with the provisions of said Deed of Trust, to sell said property at the main entrance to the Courthouse in Nashville, Davidson County, Tennessee, on February 13 , 1990 at 12:01 p.m.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Mark E. Morrison, Trustee, offered the property herein described for sale at public outcry and sold said property to JERRY COSTA for the sum SEVENTY THOUSAND AND NO/100 ($70,000.00) DOLLARS, which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of Seventy Thousand and no/100 ($70,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, MARK E. MORRISON,

Substitute Trustee, do hereby bargain, sell and quiclaim, and by these presents do hereby transfer and convey unto the said JERRY COSTA (hereinafter referred to as "Grantee"), his successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 190, on the Plan of Trevecca's Subdivision of Renraw, as of record in Book 421, pages 71 and 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 190 fronts 50 feet 2 inches on the southerly side of Strouse Avenue and runs back 228.8 feet on the easterly line and 233 feet on the westerly line to an alley on which it measures 50 feet.

Being the same property conveyed to Robert E. Smith by deed from Jerry Costa and wife, Viola M. Costa, of record in Book 7766, page 645, in the Register's Office for Davidson County, Tennessee.

This is improved property with a street address of Tennessee 960 and 962 Strouse Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereon belonging to the said Grantee, his heirs, successors and assigns forever, but subject to any and all unpaid taxes.

WITNESS my hand on this 13th day of February, 1990.

Mark E. Morrison, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn to and subscribed before me this 13th day of February, 1990.

NOTARY PUBLIC
My Commission Expires: 5-20-92

03697 IDENTIF. REFERENCE 13 4 21 PM '90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

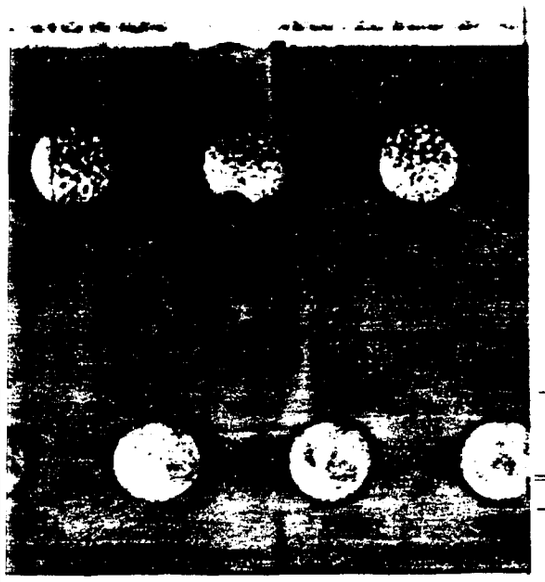
Personally appeared before me, a Notary Public, Mark E. Morrison, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

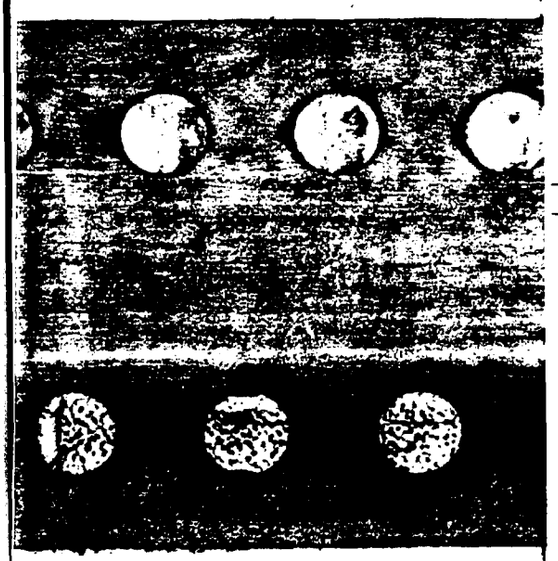
Witness my hand, at office, this 13th day of February, 1990.

NOTARY PUBLIC
My Commission Expires: 5-20-92

misc\costtrus.qtd

2659 02/13 01 CHECK 238.00





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

RECEIVED OF _____

FOR _____

BOOK 8045 PAGE 206

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 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 6.00
TOTAL 238.00
CHECK 238.00

02/13/90 01 16:18 0001 2659

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Q 3 6 9 7

IDENTIF. TREFERENCE

FEB 13 4 21 PM '90

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 292660