MAP & PARCEL NO.
89-6-104

BOOK 8086 PAGE 768

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
Julia J. Allen 1907 Salem Mason Dr. Nashville, TN 37208	Same	D. Ronald Ingram Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 5, 1987, of record in Deed Book 7131, Page 219, Register's Office for Davidson County, Tennessee, James A. Coleman and wife, Bessie L. Coleman, conveyed certain real property therein described to Joe Phillips, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated October 5, 1987, D. Ronald Ingram was appointed Substitute Trustee to serve in the place and stead of Joe Phillips, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7375, Page 735, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on March 8, 1990, and thereafter on March 15, 1990, and March 22, 1990, which notice of sale advertised the sale of the property hereinafter described for March 29, 1990, at 1:00 P.M.; and

WHEREAS, on March 29, 1990 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Twenty-Eight Thousand and 00/100 Dollars ($28,000.00), from an individual, which bid was the last, highest and best bid, having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Julia J. Allen, her successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Cumberland Gardens, Section 5, as of record in Book 3300, page 37, Register's Office for said County. BEGINNING at point in the west margin of Salem Mason Drive, at the corner of Lots 21 and 22; thence with the line between said lots, southwesterly 7.9 feet to a corner of Lot 23; thence with the line between lots 22 and 23, northwesterly 88.1 feet to the southerly margin of Aspen Drive; thence with the margin of the same, northeasterly 40 feet to the beginning of a curve; thence around said curve, easterly 39.27 feet to the west margin of Salem Mason Drive; thence with the margin of the same, southeasterly 46.7 feet to the point of beginning.

Being the same property conveyed to James Albert Coleman by final decree of record in Book 5289, Page 505, Register's Office for Davidson County, Tennessee; the said James Albert Coleman having since married, Bessie L. Coleman joins in this conveyance for the purpose of conveying any rights, titles and interest she may have marital or otherwise.

This is improved property known as 1913 Salem Mason Drive, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, all unpaid taxes, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Julia J. Allen, her successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 5th day of April, 1990.

D. Ronald Ingram
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of April, 1990, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $28,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

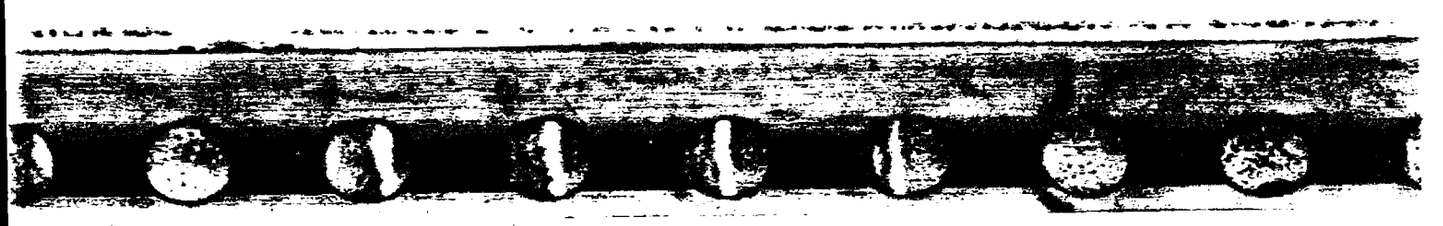
AFFIANT

Sworn to and subscribed before me this 5th day of April, 1990.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

1803
IDENTIFICATION REFERENCE
APR 11 4 05 PM '90
DAVIDSON COUNTY TN
94/11 0101 02CHECK
99.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

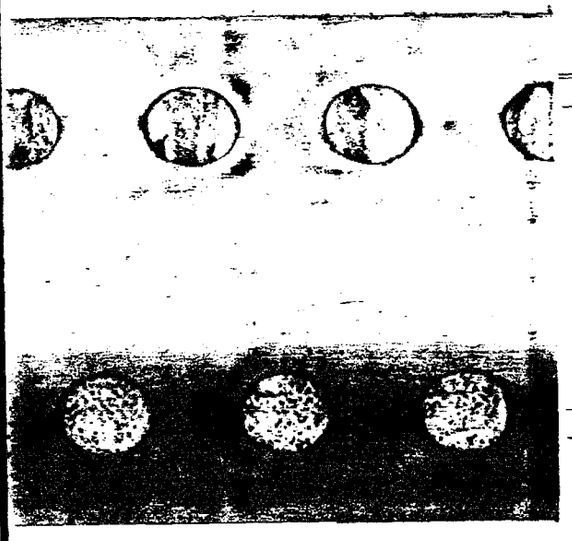
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8086 PAGE 770



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 28000.00
				CON TX 92.40
				PRFEE 1.00
				MDEED 6.00
				TOTAL 99.40
				CHECK 99.40
			04/11/90 01	16:04 0001 0501

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118303

IDENTIF. TREFERENCE

APR 11 4 05 PM '90

DAVIDSON COUNTY TN.

No. 309625