This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1445
Nashville, Tennessee 37238

Name & address of new owner:

T. C. Jones, et ux
150 Kenner Avenue
Nashville, Tennessee 37205

Send tax bills to:

Same

Map & Parcel No.:

Map 81-8, Parcel 342
FB# 1W27040

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated May 23, 1986, and recorded in Book 6917, page 892, Register's Office for Davidson County, Tennessee, Joel Douglas and wife, Mary Douglas conveyed to Mike Lawson, Trustee, the herein described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 15, 1990, and recorded in Book 8066, page 969, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Spann 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 Robert F. Spann, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Spann, Substitute Trustee, did give 20 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, said advertisement appearing in the editions of said newspaper under the dates of March 22, 19 and April 5, 1990, stating that on April 19, 1990, at 11:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, 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 unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Substitute Trustee, offered said property to T. C. Jones and wife, Sara Jane Jones for $12,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert F. Spann, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said T. C. Jones and wife, Sara Jane Jones (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee.
>
> Said Lot fronts 50 feet on the easterly side of Nassau Street and runs back between parallel lines, 160 feet to an alley.
>
> Being the same property conveyed to Joel Douglas and wife, Mary Douglas by deed from Sara Jane Taylor and T. C. Jones of record in Book 6917, page 892, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1718 Nassau Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantees 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 Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 19 day of April, 1990.

ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

WITNESS my hand and official seal this 19 day of April, 1990.

NOTARY PUBLIC

EVA E. GREEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4/22/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $12,000.00.

Affiant

SWORN TO and SUBSCRIBED before me this 19 day of April, 1990.

NOTARY PUBLIC

EVA E. GREEN NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 4/22/92

20597

IDENTIF. REFERENCE

APR 20 4 02 PM '90

RUSH

NOTED FOR RECORD

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8093 PAGE 57

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 12000.00
CON TX 39.60
PRFEE 1.00
WDEED 9.00
TOTAL 49.60
CHECK 49.60

04/20/90 01 16:01 0001 3244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20597

IDENTIF. REFERENCE

APR 20 4 02 PM '90

No. 312327