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This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

William Larry Hall
1009 Curdwood Boulevard
Nashville, Tennessee 37216

SEND TAX BILLS:

~~Same~~
Larry Hall
% Stevens Realty Co
3937 Bellatine Rd.
Nashville, Tenn
37216

2 4 4 8 2

IDENTIFICATION REFERENCE

MAY 7 12 29 PM '90

DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,500.00

AFFIANT

Subscribed and sworn to before me this the 7th day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 7-15-92

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 1st day of March, 1985, Michael B. Lafferty and wife, Evelyn Jean Lafferty, executed a Deed of Trust to M. A. Smith and/or C. L. Byrge, as Trustee, to secure a promissory note of even date in the amount of $28,140.00, payable to the order of City Finance Co. of Tn., Inc., as fully set out in Book 6502, Page 730, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and City Finance Company, successor to City Finance Co. of Tn., Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 12, 19 and 26, 1990, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Monday, May 7, 1990, at 10:30 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, William Larry Hall, a single man, was the highest and best bidder, the amount of his bid being in the sum of ten thousand five hundred dollars ($10,500.00); and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of ten thousand five hundred dollars ($10,500.00), credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto William Larry Hall, his successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being the easterly 100 feet of Lots Nos. 143, 144 and 145 on the Plan of Maplewood Heights Subdivision, of record in Book 547, Pages 77 and 78, said Register's Office.
>
> SAID parts of said lots front 100 feet on the southerly side of Virginia Avenue and run back between parallel lines, along the westerly margin of Edwards Avenue, 260 feet to the north line of Lot No. 146 on said Plan.
>
> Being all or a portion of the real estate conveyed to the party of the first part by Bessie C. Lafferty by a Quitclaim Deed dated 01-29-85, and recorded in the Register's Office of Davidson County, Tennessee, in Book 6483, Page 165.

This is improved property also known as 726 Virginia Avenue, Nashville, Tennessee 37216.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said William Larry Hall, his successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 6502, Page 730, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said William Larry Hall, his successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 7th day of May, 1990.

ROBERT P. ZIEGLER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

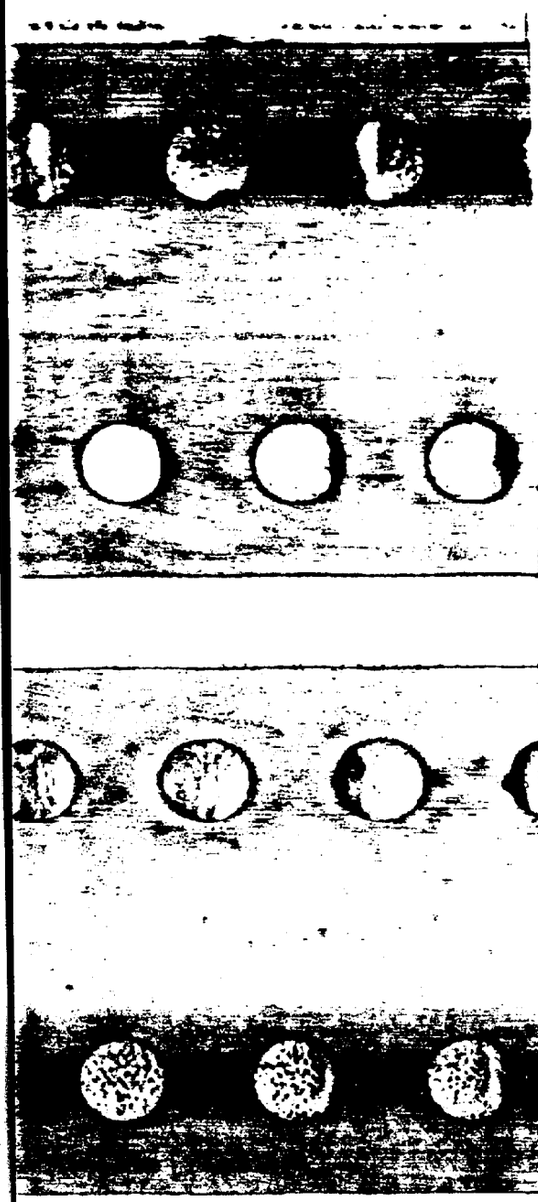
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 7th day of May, 1990.

Patricia C. White
NOTARY PUBLIC

My Commission Expires:

7-15-92



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

RECEIVED OF _____

FOR _____

BOOK 8104 PAGE 11

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 10500.00
				CON TX 34.65
				PRFEE 1.00
				WDEED 9.00
				TOTAL 44.65
				CHECK 44.65
05/07/90	01			12:30 0001 9459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24482

IDENTIFI REFERENCE

MAY 7 12 29 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 316936