FILE BOX 61

WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

ADDRESS OF NEW OWNER:

Peggy Jeanne Boeckman Rector
1013 Berwick Trail
Madison, Tennessee 37115

SEND TAX BILLS TO:

SAME

MAP 82-8
PAR 100

PROPERTY ADDRESS:

844 Seymour Avenue
Nashville, Tennessee

BOOK 8115 PAGE 474

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT IS MADE AND ENTERED INTO THIS 16th day of March, 1990, by and between James A. Waechter, Substitute Trustee, appointed Substitute Trustee by instrument of record in Book 7484, page 322, Register's Office for Davidson County, Tennessee, the Party of the First Part, and Peggy Jeanne Boeckman Rector, Party of the Second Part.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated October 30, 1987 and of record in Book 7409, page 84, Register's Office for Davidson County, Tennessee, DAVID PRATER conveyed to EUGENE G. MULLOY, SR., TRUSTEE, to secure to PEGGY JEANNE BOECKMAN RECTOR the payment of one note in the amount of Thirty Seven Thousand Four Hundred and 00/100 Dollars ($37,400.00), and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the Party of the First Part to sell said property, as provided by the said DEED OF TRUST, the Party of the First Part did, by publication in THE NASHVILLE RECORD, adveritise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the Party of the First Part offered the said property for sale at the front door of the Court House in Nashville, Davidson County, Tennessee and, after receiving competitive bids, sold the said property to Peggy Jeanne Boeckman Rector, at the price of $20,000.00, this being the highest, last and best bid.

NOW, THERFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $20,000.00, cash in hand paid, the receipt

28529

IDENTIFICATION REFERENCE

MAY 24 10 37 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

of which is hereby acknowledged, the Party of the First Part has this day bargained and sold and does hereby sell, transfer and convey unto Party of the Second Part, her successors, heirs and assigns, forever, the following described tract of land, to wit:

> Being lot Number 6 and the westerly one-half of lot number 5 of Block "A" on the Plan of Nashville Trust Company's Subdivision of A. W. Shryer Property, of record in Plat Book 843, page 25, Register's Office for Davidson County, Tennessee.
>
> Said Lot number 6 and the westerly part of lot number 5 (by scrivener's error called lot 6 on some ennumerations) front together 75 feet on the southerly side of Seymour Avenue and run back 179 feet on the westerly line and 178 feet, 8 inches, more or less, on the easterly line to the northerly line of what was formerly the Tune property, measuring 75 feet, 7.5 inches thereon.
>
> Being the same property conveyed to David Prater by deed of record in Book 7409, page 81, said Register's Office.

TO HAVE AND TO HOLD said tract of land together with all the improvements thereon and the appurtenances thereunto belonging, unto Party of the Second Part, her successors, heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of equity of redemption and deeds of trust, if any.

AND PARTY OF THE FIRST PART, as TRUSTEE, does hereby transfer assign and set over unto Party of the Second Part all the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as trustee but not further or otherwise. Witness my hand on this 17th day of March, 1990.

4366 05/24 0101 03CHECK 73.00

James A. Waechter, Substitute Trustee

State of Tennessee)
Davidson County)

Personally appeared before me, the undersigned notary public, the within named James A. Waechter, Substitute Trustee, with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the person who executed the within instrument and who further acknowledged that he executed the forgoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and offical seal at Nashville, Tennessee this 16th day of March, 1990. Notary Public: Matthew C. Cushing my commission expires: 5-8-91

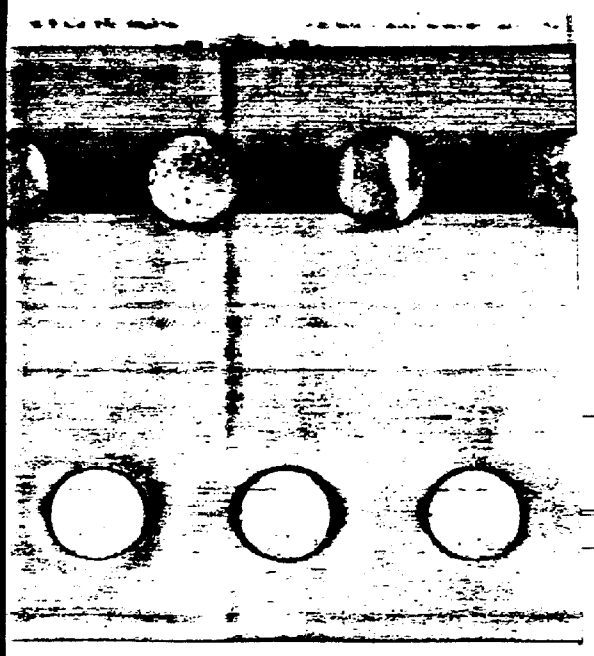
State of Tennessee)
County of Davidson)

The actual consideration of value for this transaction, whichever is greater is $20,000.00.

affiant

Subscribed to or sworn to before me this 16th day of March, 1990.

Notary Public: Matthew C. Cushing my commission expires: 5-8-91





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8115 PAGE 476

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	20000.00
CON TX	66.00
PRFEE	1.00
WDEED	6.00
TOTAL	73.00
CHECK	73.00

05/24/90 01 10:38 0001 4366

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28529

IDENTIFT REFERENCE

MAY 24 10 37 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 321777