This instrument prepared by:

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

Name & address of new owner:

Burleigh Hines, et ux
4921 Drakes Branch Road
Nashville, Tennessee 37218

Send tax bills to:

Same

Map & Parcel No.:

Map 105-1, Parcel 21

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated August 14, 1986, and recorded in Book 6951, page 329, Register's Office for Davidson County, Tennessee, said Installment Deed making no designation regarding a Trustee, Theodore R. Ensley, Jr., and wife, Sandra Ensley, did thereby pledge the herein described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 23, 1990, and recorded in Book 8114, page 792, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Installment Deed, 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 Installment Deed, 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 May 31 and June 7 and 14, 1990, stating that on June 20, 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 Installment Deed, 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 Burleigh Hines and wife, Elba Hines for $35,000.00, 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 Burleigh Hines and wife, Elba Hines (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 56 on the Map of B. F. Shields heirs' tract, of record in Book 57, page 31, Register's Office for said County.
>
> Said Lot No. 56 fronts 50.25 feet on the Westerly side of 15th Avenue South, and runs back between parallel lines 140.6 feet to an alley.
>
> Being the same property conveyed to Theodore R. Ensley, Jr., and wife, Sandra Ensley by deed from Burleigh Hines of record in Book 6951, page 329, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 915 15th Avenue, South, Nashville, Tennessee 37212.

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 Installment Deed 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 22 day of June, 1990.

Robert F. Spann, Sub. Trustee
ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

3531 06/25 0101 03CHECK 125.50

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 22 day of June 1990.

Janet C. Winstead
NOTARY PUBLIC

My Commission Expires: 8/12/91

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $35,000.00.

Robert F. Spann
Affiant

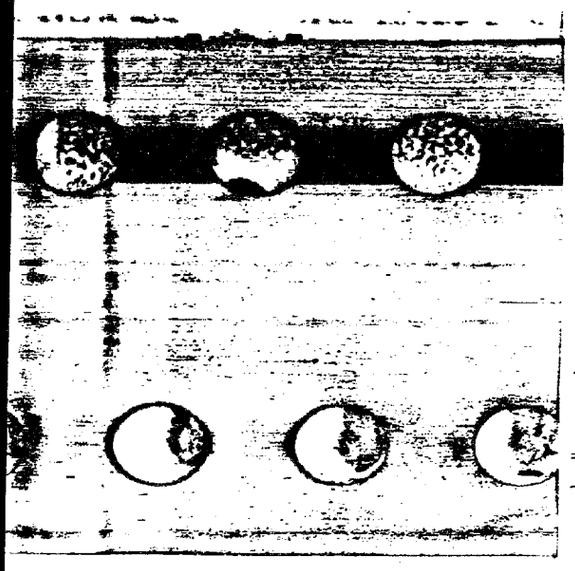
SWORN TO and SUBSCRIBED before me this 20 day of June 1990.

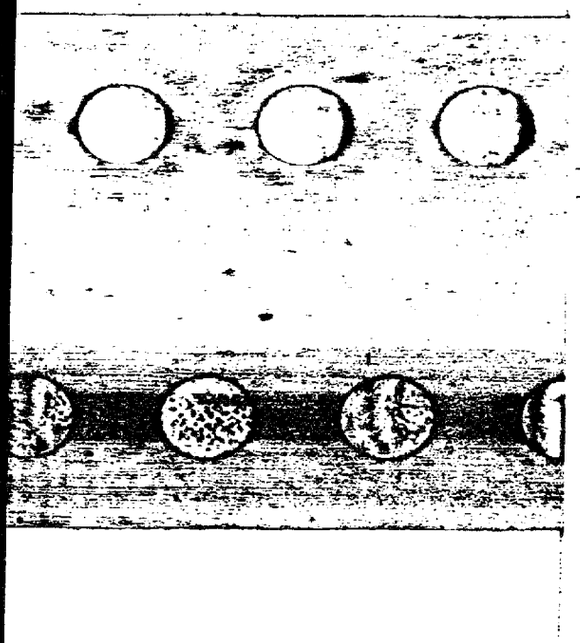
Janet C. Winstead
NOTARY PUBLIC

My Commission Expires: 8/12/91

365335

FILED FOR RECORD
JUN 25 12 13 PM '90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8138 PAGE 155

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	35000.00
CON TX	115.50
PRFEE	1.00
WDEED	9.00
TOTAL	125.50
CHECK	125.50

06/25/90 01 12:13 0001 3531

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36535

IDENTIFICATION REFERENCE

JUN 25 12 13 PM '90

FELIX Z. WILSON, II

No. 331147