w3:jlr667

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Wilma M. Regg and
Charles E. Binkley

FILED JUL 2 1 56 PM

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Wilma M. Regg, etal 371 Cumberland Hills Dr. Madison, Tn. 37115	AmSouth Mortgage Co. John A. Hand Bldg. P. O. Box 847 Birmingham, Ala. 35201	Map 60-2; Parcel 65

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $32,000.

Wilma M Regg
Affiant

Subscribed and sworn to before me, this the 2 day of July, 1990.

Notary Public

My Comm. Expires: _____

112.60

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated September 1, 1988, of record in Book 7672, page 797, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Charles E. Sherrell and wife, Mickie Haislip Sherrell, conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8122, page 292, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Scott C. Williams, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:05 P.M., on July 2, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all rights of redemption afforded by statute, equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on June 7, 14, and 21, 1990; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Wilma M. Regg and Charles E. Binkley, acting through its agent, Andrew J. Regg, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Wilma M. Regg and Charles E. Binkley, acknowledges receipt of the sum of Six Thousand One and No/100 Dollars ($6,001.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Wilma M. Regg and Charles E. Binkley, their successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 498 on the plan of Section Three, Parkwood Estates, of record in Book 3300, page 31, Register's Office for said County.

Said Lot No. 498 fronts 75.0 feet on the westerly margin of Brickdale Lane and extends back 155.3 feet on the northerly line and 130.7 feet on the southerly line to a dead line in the rear, measuring 84.9 feet thereon.

Being the same property conveyed to Charles E. Sherrell and wife, Mickie Haislip Sherrell by deed from Wilkins, Adams & Spicer, Attorneys, Trustee, of record in Book 5701, page 261, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Wilma M. Regg and Charles E. Binkley, their successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Wilma M. Regg and Charles E. Binkley all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 2nd day of July, 1990.

Stephen C Baker, Substitute Trustee

Stephen C. Baker,
Substitute Trustee

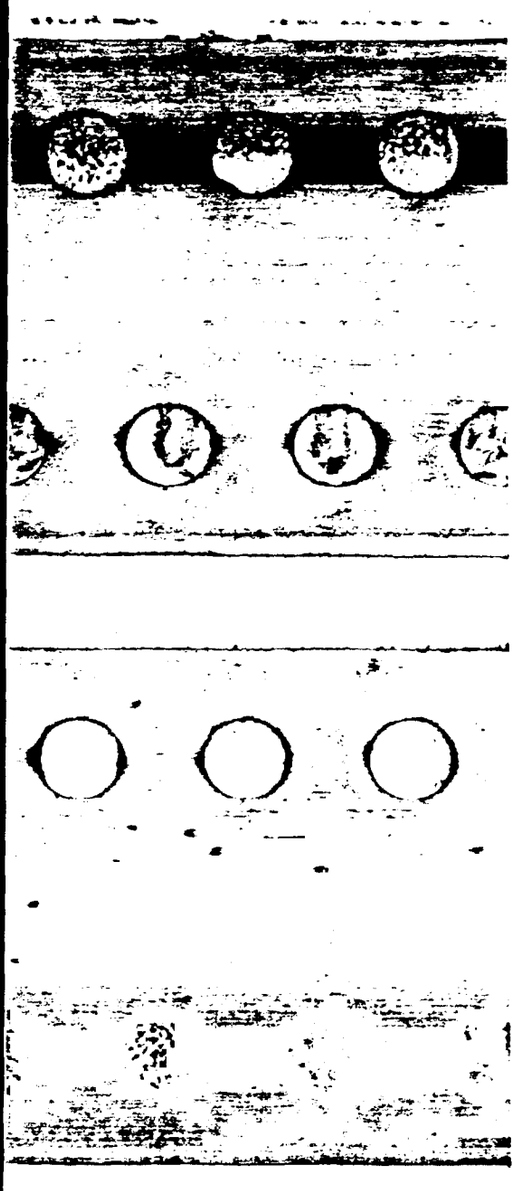
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of July, 1990.

Jeanette J. Ramer
NOTARY PUBLIC

My Commission Expires: 11/10/91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8143 PAGE 668

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 32000.00	
			CON TX 105.60	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 112.60	
			CHECK 112.60	
07/02/90	01	13:58 0001 6506		

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38395

IDENTIFICATION REFERENCE

JUL 2 1 56 PM '90

FELIX Z. WILSON, II
REGISTER

No. 333404