w3:jlr790

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

9569 08/14 0101 03CHECK 126.46

TO: James A. Tant

Address New Owner as follows: James A. Tant
7388 Indian Creek Road
Nashville, Tennessee 37209

Send Tax Bills to: SAME

Map-Parcel No.
Map 102-7,
Parcel 126

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 $36,250.00.

James A. Tant
Affiant

Subscribed and sworn to before me, this the 13TH day of August, 1990.

Donna K. Brooks
Notary Public

My Comm. Expires: May 8, 1991

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated December 9, 1985, of record in Book 6755, page 198, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Andrew R. Tant, an unmarried person, conveyed to Wallace Byron, 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 8150, page 975, 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 12:00 noon, on August 10, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, and free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, 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 July 19, 26, and August 2, 1990; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, James A. Tant;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of James A. Tant, acknowledges receipt of the sum of Thirty-Six Thousand Two Hundred Fifty and No/100 Dollars ($36,250.00), 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 James A. Tant, his successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Charlotte Park, Section 26, as of record in Book 3700, page 91, Register's Office for said County.

Said Lot No. 41 fronts 70.0 feet on the southerly side of Upton Lane and extends back 131.70 feet on the westerly line and 131.60 feet on the easterly line to a dead line in the rear, measuring 70.0 feet thereon.

Being the same property conveyed to Andrew Russell Tant and wife, Martha Rose Tant by Deed from Reynolds Bubis, Trustee, of record in Book 4527, page 38, and by Quitclaim deed from Martha Rose Tant, of record in Book 6759, page 257, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to James A. Tant, his successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto James A. Tant 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 13th day of August, 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.

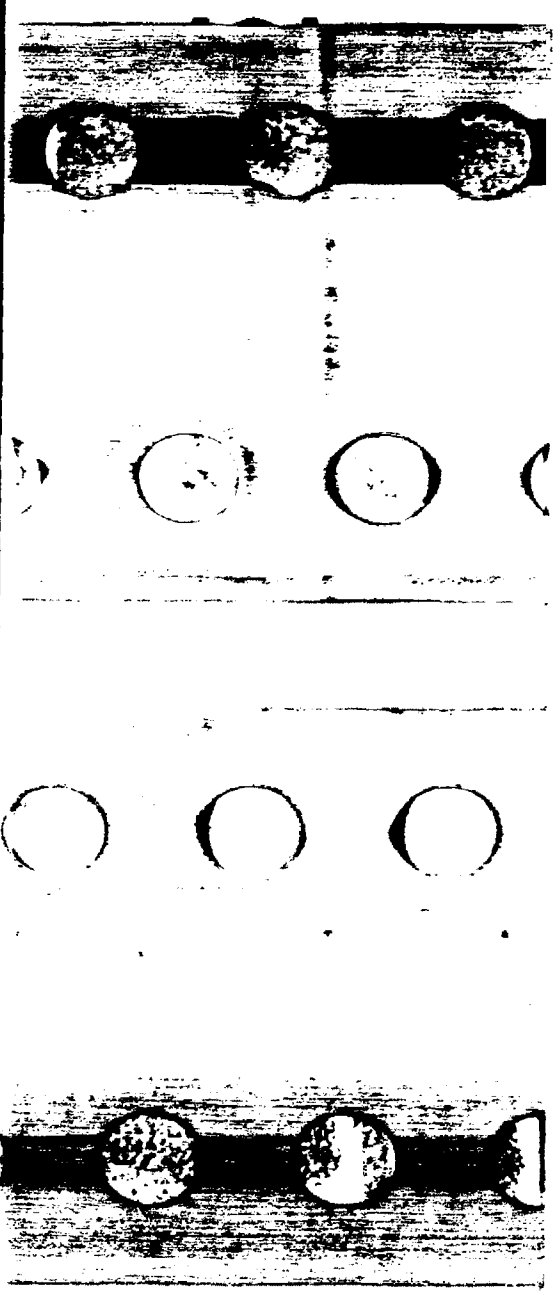
Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of August, 1990.

Donna M Brooks
NOTARY PUBLIC

My Commission Expires: May 8, 1991

4900

AUG 14 9 44 AM '90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8173 PAGE 732

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	36250.00
CON TX	119.46
PRFEE	1.00
WDEED	6.00
TOTAL	126.46
CHECK	126.46

08/14/90 01 09:45 0001 9569

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49069

IDENTIFICATION REFERENCE

Aug 14 9 44 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 346003