BOOK 8199 PAGE 317

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SEP 19 4 04 PM '90

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:
Patricia Spicer Carden, Attorney
101 Westpark Drive, Suite 220
Brentwood, TN 37027

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 31st day of July, 1987, Dalton Mounger, was named Trustee in a Deed of Trust of even date executed by Steven W. Acker and wife, Janina Acker, conveying to him as Trustee, the real estate hereinafter described, Said Deed of Trust being executed to secure the payment of $33,331.63 principal, together with interest, on the unpaid balance. Said Deed of Trust being recorded in Book 7315, page 526, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Real Security, Inc. was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 8180, page 262, in the Register's Office for Davidson County, Tennessee; Real Security, Inc., Substitute Trustee at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving 21 days notice by 3 weekly successive publications, namely: August 23, August 30 and September 6, 1990 in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, homestead and dower as provided in said Deed of Trust.

PURSUANT to said advertisement on September 13, 1990, at 10:30 a.m., at the front door of the Courthouse in Davidson County, Tennessee, Real Security Inc., as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Louis T. Lester and wife, Bonnie F. Lester, submitted the highest and best bid in the amount of $25,000.00.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Substitute Trustee, does hereby sell and convey to Louis T. Lester and wife, Bonnie F. Lester, their successors and assigns in fee simple and in bar of all equities above mentioned, the following described real property to wit:

Land in Davidson County, Tennessee, being Lot No. 164 on the plan of East Edgefield, of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 164 fronts 50 feet on the southerly margin of Boscobel Street (formerly Magnolia Street) and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Steven W. Acker and wife, Janina Acker by deed from Louis T. Lester and wife, Bonnie F. Lester, of record in Book 7315, page 523, said Register's Office.

Real Security, Inc., Substitute Trustee, conveys to Louis T. Lester and wife, Bonnie F. Lester, all the rights conveyed to it as Substitute Trustee in said Deed of Trust, including said covenants and warranties as it as such Substitute Trustee may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not individually.

WITNESS, my hand at Brentwood, Tennessee, the 18th day of September, 1990.

Real Security, Inc., Substitute Trustee

By: _____
Patricia Spicer Carden, Secretary-Treasurer
101 Westpark Drive, Suite 220
Brentwood, TN 37027
615-373-9446

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, of the state and county aforesaid, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Secretary-Treasurer of Real Security, Inc., the within named bargainor, a corporation, and that she as such Secretary-Treasurer, being authorized to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary-Treasurer.

Witness my hand and seal, at office in Brentwood, Tn, this 18th day of September, 1990.

Notary Public

My commission expires: Sept. 25, 1993

Send Tax Bill To:

Address of New Owner	Mortgagee is	Map-Parcel Number
Louis T. Lester and wife, Bonnie F. Lester Rt. 2, Box 159 Culleoka, TN 38451	Same/None	083-13-0-187.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for the transfer is $25,000.00.

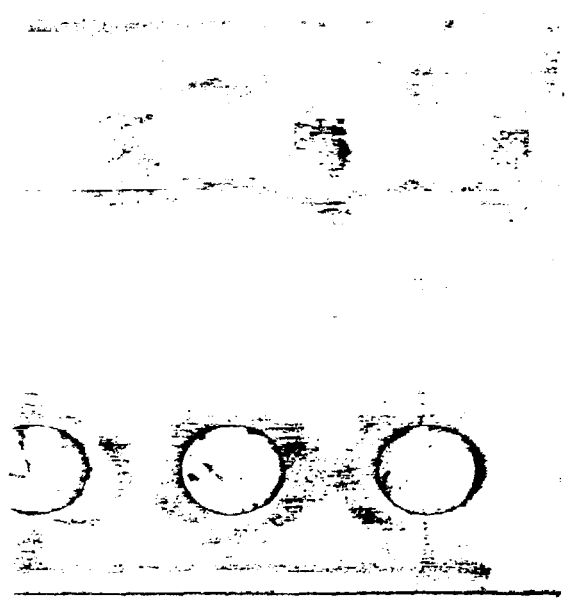
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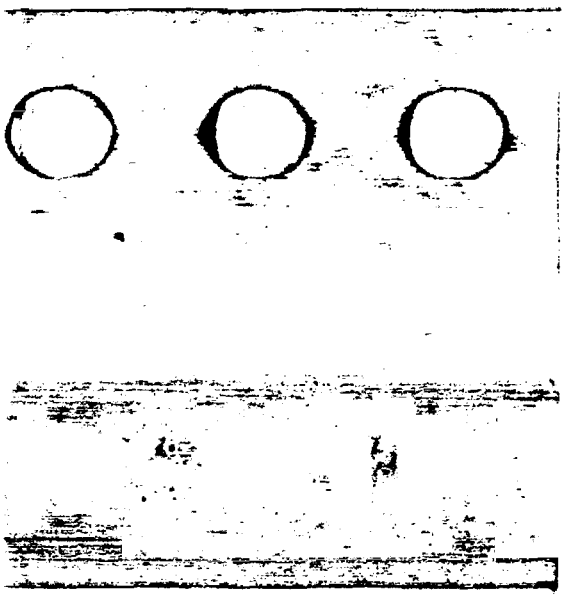
Subscribed and sworn to before me the 18th day of September, 1990.

Notary Public

My commission expires: Sept. 25, 1993

03303 09/19 0101 03CHECK 89.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8199 PAGE 319

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 25000.00	
			CON TX 82.50	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 89.50	
			CHECK 89.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/90 01 16:09 0001 0303

58536

IDENTIFICATION REFERENCE

SEP 19 4 04 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 356930