Bk 21

This instrument prepared by:

J. Mitchell Grissim, Jr.
GRISSIM & HODGES
323 Union Street
Nashville, TN 37201

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Hans Deligne and wife, Elizabeth Deligne 8012 Warner Road Brentwood, TN 37027	Same	51-1-63

BOOK 8227 PAGE 265

WHEREAS, on the 16th day of January, 1987, Doris Dunavent executed an Installment Deed to L. L. Chastain, Trustee, to secure an Installment Note in the amount of $45,000.00 payable to the order of Hans Deligne and wife, Elizabeth Deligne, all as fully set forth in said Installment Deed, which is of record in the Register's Office for Davidson County, Tennessee, in Book 7121, page 928, to which reference is here made; and

WHEREAS, default having been made in the terms, conditions and payments provided for in aforesaid Installment Deed; and

WHEREAS, said Installment Deed expressly provides that the Holder of the Note thereby secured is empowered to replace the Trustee therein named and appoint a Successor Trustee by the execution of an instrument to that effect, and by filing same in the Register's Office of the County in which the property is situated; and

WHEREAS, J. Mitchell Grissim, Jr. was appointed Substitute Trustee by instrument of record in Book 8197, page 563, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the said J. Mitchell Grissim, Jr. did advertise in accordance with the provisions of said Installment Deed to sell said property at the main entrance to the Courthouse in Nashville, Davidson County, Tennessee, on October 25, 1990 at 12:00 p.m.; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said J. Mitchell Grissim, Jr. offered the property herein described for sale at public outcry and sold said property to Hans Deligne and wife, Elizabeth Deligne, for the sum of FORTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($41,500.00),

which amount was the highest, best and last bid received.

NOW, THEREFORE, in consideration of the sum of FORTY-ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($41,500.00), cash in hand paid, the receipt of which is hereby acknowledged, I, J. Mitchell Grissim, Jr., Substitute Trustee, do hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said Hans Deligne and wife, Elizabeth Deligne (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee;

> LAND in Davidson County, Tennessee, being Lot No. 89, on the unrecorded map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by H. R. Swann, Jr., Surveyor, as follows:
>
> BEGINNING at a point in the southerly margin of Due West Avenue at the corner of Lots Nos. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence easterly 46.24 feet to a point, the corner of Lot 90; thence with the line between Lots 89 and 90, northerly 500 feet to the southerly margin of Due West Avenue; thence with the margin of the same westerly 100 feet to the point of beginning.
>
> This is improved property located at 809 Due West Avenue, Madison, Tennessee 37115.
>
> BEING the same property conveyed to Doris Dunavent from Hans Deligne and wife, Elizabeth Deligne, by Installment Deed of record in Book 7121, page 928, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereon belonging to the said Grantees, their heirs, successors and assigns forever, but subject to any and all unpaid taxes.

WITNESS my hand on this 25th day of October, 1990.

J. MITCHELL GRISSIM, JR.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,500.00.

J. MITCHELL GRISSIM, JR.

Sworn to and subscribed before me this 25th day of October, 1990.

NOTARY PUBLIC

My Commission Expires: 10-23-94

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 J. Mitchell Grissim, Jr., the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 25th day of October, 1990.

Arlai Parrish
NOTARY PUBLIC

My Commission Expires: 10-23-94

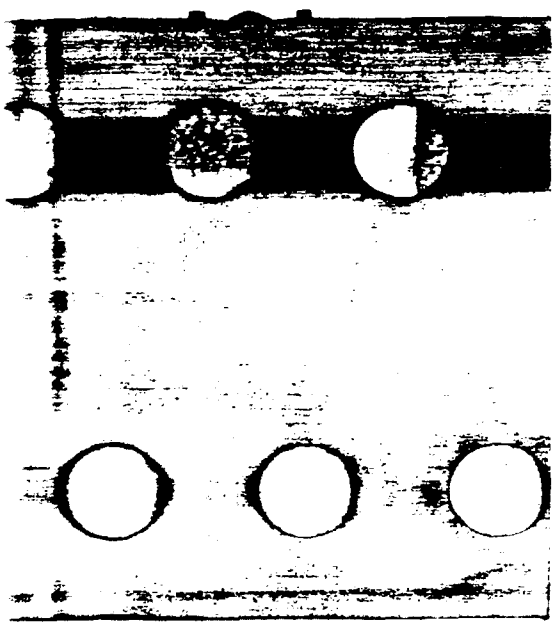
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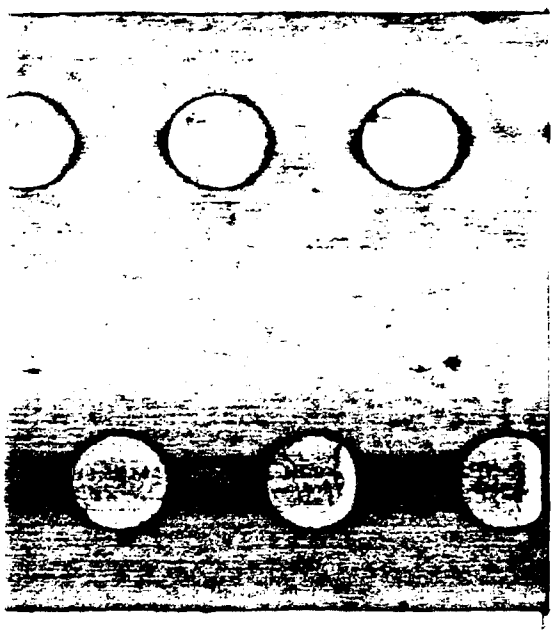
IDENTIF. TREFERENCE

OCT 30 12 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

4750 10/30 0101 03CHECK 146.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8227 PAGE 268

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 41500.00
CON TX 136.95
PRFEE 1.00
WDEED 9.00
TOTAL 146.95
CHECK 146.95

10/30/90 01 13:12 0001 4750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68738

IDENTIF. REFERENCE

OCT 30 1 13 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 368888