THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

Mail

BOOK 8245 PAGE 829

MAP 083-13
PARCEL 168

SEND TAX BILLS TO:
Ms. Deborah Davidson
106 Jackstaff
Hendersonville, TN 37075

1197 11/30 0101 03CHECK 58.18

DEED BY SUBSTITUTE TRUSTEE UNDER FORECLOSURE

This Deed made and entered into this 19th day of September, 1990, by and between MICHAEL W. EDWARDS, Substitute Trustee, hereinafter referred to as "PARTY OF THE FIRST PART"; and DEBORAH DAVIDSON, with full power to sell, convey, mortgage, encumber, transfer or otherwise deal with said property in any manner without joinder of beneficiary, hereinafter referred to as "PARTY OF THE SECOND PART."

W I T N E S S E T H :

THAT, WHEREAS, DAVID L. LAKE and wife, WINNIE RUTH LAKE, did convey in trust to G. HOWARD DOTY, Trustee, upon the land hereinafter described, an Installment Deed dated October 9, 1986, and recorded in Book 7013, page 112, Register's Office for Davidson County, Tennessee, to secure the payment of a certain Installment Deed Note in the amount of Twenty-four Thousand Four Hundred and 00/100 Dollars ($24,400.00), payable to the order of BOB PATE and wife, DEBORAH PATE, all as fully set forth in said Installment Deed, which note is now held by DEBORAH PATE DAVIDSON.

THAT, WHEREAS, the indebtedness thereby secured in the above described Installment Deed being overdue and unpaid, the holder of said indebtedness having appointed MICHAEL W. EDWARDS as Substitute Trustee of record in Book 8173, page 787, Register's Office for Davidson County, Tennessee, and having called upon the said Substitute Trustee to foreclose said Installment Deed, said Substitute Trustee, after due advertisement as required by law, and upon the terms of the Installment Deed, offered said land for sale at the Courthouse in Nashville,

Davidson County, Tennessee, on the 19th day of September, 1990, at 11:00 a.m., Central Standard Time, when and where MICHAEL W. EDWARDS, Substitute Trustee, became the last and highest bidder at the price of Fourteen Thousand Six Hundred One and 46/100 Dollars ($14,601.46).

NOW, THEREFORE, the said MICHAEL W. EDWARDS, Substitute Trustee, as aforesaid, in consideration of the premises and the said sum aforesaid, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto the said DEBORAH DAVIDSON, her heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 140 on the Plan of East Edgefield Addition, as of record in Book 21, page 147, Register's Office for said County.
>
> SAID Lot No. 140 fronts 50 feet on the northerly side of Boscobel, formerly Magnolia Street, and runs back between the parallel lines 170 feet to an alley.
>
> BEING the same property conveyed to David L. Lake and wife, Winnie Ruth Lake, by Installment Deed from Bob Pate and wife, Deborah Pate, of record in Book 7013, page 112, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto, belonging to DEBORAH DAVIDSON, her heirs and assigns forever, in as full and ample a manner as the said Substitute Trustee has the power to convey the same, but the said Substitute Trustee does not warrant the title to this property in any manner whatsoever except as to his power vested to him to convey same.

IN TESTIMONY WHEREOF, the said MICHAEL W. EDWARDS, as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

MICHAEL W. EDWARDS
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared MICHAEL W. EDWARDS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 19th day of September, 1990.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

45797

IDENTIF. REFERENCE

Nov 30 8 40 AM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I affirm and make oath that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $14,601.46, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

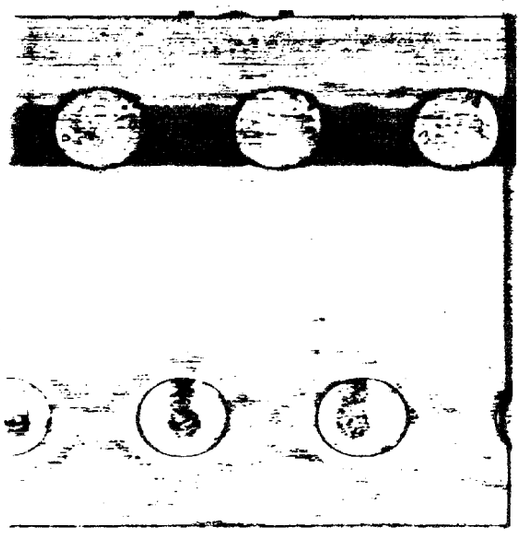
Sworn to and subscribed before me, this 19th day of September, 1990.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8245 PAGE 832

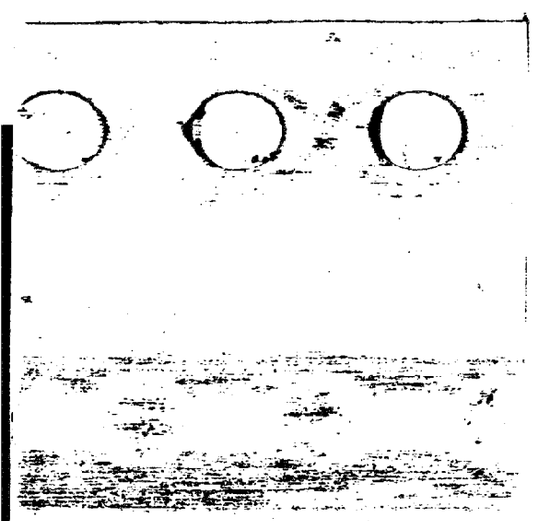
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	14601.46
CON TX	48.18
PRFEE	1.00
WDEED	9.00
TOTAL	58.18
CHECK	58.18

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/30/90 01 08:40 0001 1197



75767

IDENTIF. REFERENCE

Nov 30 8 40 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 377154