THIS INSTRUMENT PREPARED BY JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BUILDING, NASHVILLE, TENNESSEE 37201

The Name & Address of a Property Owner:	The Name & Address of Mortgagee:	Map-Parcel Numbers:
E. Mark Turner 908 Woodland Street Nashville, Tennessee 37206		Map 82-04 Parcel 356 27W 21880

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed E. Mark Turner conveyed to James E. Berry and wife, Joyce Berry, the hereinafter described property, of record in Book 6597, page 878, Register's Office for Davidson County, Tennessee, and by instrument of record in Book , page , Register's Office for Davidson County, Tennessee, appointed J. A. Carney as Substitute Trustee, to secure a promissory note described in the Installment Deed of record in Book 6597, page 878, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said note by James E. Berry and wife, Joyce Berry, and the owner and holder of said note instructed the said J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said Installment Deed instrument; and

WHEREAS, J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed, giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Davidson County, Tennessee, on the 16th day of November, 1990 at 12:30 o'clock P.M.; and

WHEREAS, at the time and place of said advertisement the said J. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash, and the highest and best bid received was that of E. Mark Turner, in the sum of Six Thousand Two Hundred ---------- And No/00 ---------- ($6,200.00) Dollars, and subject to any taxes and superior liens of record.

NOW, THEREFORE, J. A. Carney, Substitute Trustee, in pursuance of the power and authority vested in me by the said instruments and in consideration of the sum bid, I, J. A. Carney, Substitute Trustee, hereby sell, transfer and convey unto the said purchaser, E. Mark Turner, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 39 on the Plan of W. H. Hyronemus Addition, as of record in Book 161, page 174, Register's Office for Davidson County, Tennessee, and described according to an unrecorded survey by Hal Swann, Jr., Surveyor, as Lot No. 1 on the re-subdivision of Lots Nos 37 and 39 on the Plan of W. H. Hyronemus Addition, as follows:
>
> Said Lot No. 1 fronts 50 feet on the southerly side of Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to James E. Berry and wife, Joyce Berry, by Installment Deed from E. Mark Turner of record in Book 6597, page 878, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 924 West Sharpe Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said E. Mark Turner, his heirs and assigns. This conveyance is made subject to the powers vested in me by instruments of record, but not otherwise, and subject to all unpaid taxes, restrictions as to building and use, and superior liens of record.

IN WITNESS WHEREOF, this Substitute Trustee's Deed has been executed in Nashville, Tennessee, on this the 16th day of November, 1990.

J. A. Carney Substitute Trustee

J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal at Nashville, Tennessee, on this the 16th day of November, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,200.00

77745

IDENTIFICATION REFERENCE

Dec 6 3 47 PM '90

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.

7023 10TO 90/12/06 03:47 PM CK

27.46

James E. Carney
Affiant

Sworn to and subscribed before me on this the 16th day of November, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-94

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8252 PAGE 465

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 6200.00
				CON TX 20.46
				PRFEE 1.00
				MDEED 6.00
				TOTAL 27.46
				CHECK 27.46

12/06/90 01 15:46 0001 7023

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77745

IDENTIF. REFERENCE

DEC 6 3 47 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 379485