Map + Parcel No.
84 11 229

BOOK 8256 PAGE 742

ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
Larry R. Swindle 1725 So. Mt. Juliet Rd. Mt. Juliet, TN 37122	Same	John H. Lowe Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 7, 1988, of record in Book 7699, Page 452, Register's Office for Davidson County, Tennessee, James Rex Carrigan and wife, Yvonne Carrigan, conveyed certain real property therein described to Pro Title Services, Inc., Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated March 10, 1989, John H. Lowe was appointed Substitute Trustee to serve in the place and stead of Pro Title Services, Inc., pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7799, Page 957, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on November 15, 1990, and thereafter on November 22, 1990, and November 29, 1990, which notice of sale advertised the sale of the property hereinafter described for December 6, 1990, at 1:00 P.M.; and

WHEREAS, on December 6, 1990 at 1:00 P.M., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Forty-Six Thousand Eight Hundred Eighty and 00/100 Dollars ($46,880.00), which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, John H. Lowe, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Larry R. Swindle his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Maplecrest, of record in Book 1835, pages 27 and 28, Register's Office for said County.

Said Lot No. 156 fronts 65 feet on the northerly side of Maplecrest Drive and runs back between lines, 224.8 feet on the easterly line and 234.6 feet on the westerly line to a dead line in the rear on which it measures 65.7 feet.

79298

IDENTIF. TREFERENCE

DEC 13 10 16 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Being the same property conveyed to James Rex Carrigan and wife, Yvonne Carrigan, by Deed from Earl C. Shcklett, Sr., and wife, Helen B. Shacklett, dated May 31, 1977, of record in Book 5193, page 428, Register's Office for Davidson County, Tennessee.

This is improved property known as 2406 Maplecrest Dr., Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, John H. Lowe, as Trustee, do hereby transfer, assign and set over unto said Larry R. Swindle, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby convey the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 10th day of December, 1990.

John H. Lowe
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10th day of December, 1990, before me personally appeared John H. Lowe, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $46,880.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 10th day of December, 1990.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

12/13 0101 03CHECK 161.77

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8256 PAGE 744

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 45880.00
				CON TX 154.77
				PRFEE 1.00
				WDEED 6.00
				TOTAL 161.77
				CHECK 161.77
12/13/90		01		10:16 0001 9015

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79298

IDENTIF. REFERENCE

DEC 13 10 16 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 381452