This Instrument Prepared By:
KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219-0373
(615) 259-3456

Address New Owner:

LARRY J. BURGE
383 Hogans Branch Road
Goodlettsville, TN 37072

Send Tax Statements To:

Same as new owner

Map & Parcel:

Map 83-13; Parcel 283

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments made and provided for in a Deed of Trust dated July 2, 1984, executed by DOUGLAS S. HALL and wife, MIMI K. HALL, to HARLAN DODSON, III, Trustee, which is recorded in Book 6329, page 991, Register's Office for Davidson County, Tennessee; and,

WHEREAS, FRANK S. KING, JR., has been appointed Substitute Trustee by the owner and holder of said note, etc. by an instrument of record in Book 7878, Page 636, said Register's Office; and,

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, FRANK S. KING, JR., Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold on December 24, 1990, at 10:15 a.m., prevailing time, at the front door of the Courthouse of Davidson County, Tennessee, to the highest, best and last bidder for cash, in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the Property; but subject to any and all mortgages, liens, claims and unpaid taxes that might be a lien against the property, and at the time and place stated in said advertisement, I, FRANK S. KING, JR., Substitute Trustee, personally appeared and offered said property for sale at public

outcry and the highest, best and last bid received was the sum of $129,130.09, by LARRY J. BURGE, and said property was knocked off and sold to LARRY J. BURGE.

NOW, THEREFORE, in consideration of the premises and the sum of $129,130.09, cash in hand paid by LARRY J. BURGE, I, FRANK S. KING, JR., Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to LARRY J. BURGE, his successors, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being Lots Nos. 68, 69, 70, 71 and 72, of Block "H" on the plan of Lindsley Property, of record in Plan Book 2, page 92, Chancery Court.
>
> Said Lots adjoin and front 50 feet each on the South side of Russell Street and run back between parallel lines, Lot No. 72, running back along the margin of South 15th Street, 160.5 feet to an alley.
>
> BEING the same property conveyed to DOUGLAS S. HALL by deed from LARRY J. BURGE and wife, DIXIE BURGE, of record in Book 6329, page 986, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to ROBERT A. HANUSOVSKY by quitclaim deed from DOUGLAS S. HALL AND MIMI K. HALL, of record in Book 8066, page 638, in said Register's Office.
>
> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to LARRY J. BURGE, his successors, heirs and assigns forever.

And I covenant with the said LARRY J. BURGE that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the abovementioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except as aforementioned and except for an installment deed executed by LARRY J. BURGE to THEODORE H. PAILET, Trustee, of record in Book 5578, page 209, Register's Office for Davidson County, Tennessee, and except for any and all prior liens,

other mortgages, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself/my successors, heirs and assigns, to warrant and forever defend the title to said real estate to LARRY J. BURGE, his successors, heirs and assigns, against the lawful claims of all persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Substitute Trustee.

WITNESS my hand this 24th day of December, 1990.

FRANK S. KING, JR.
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Parker, a Notary Public in and for the State and County aforesaid, FRANK S. KING, JR., Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 24th day of December, 1990.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $129,130.09.

AFFIANT

Subscribed and sworn to before me this 24th day of December, 1990.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

81807

IDENTIF. REFERENCE

DEC 26 4 20 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

44 12/26 0101 03CHECK 436.03

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8263 PAGE 982

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 129130.09
CON TX 426.03
PRFEE 1.00
[illegible] 9.00
TOTAL 436.03
CHECK 436.03

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/26/90 01 16:20 0001 2044

81-807.

IDENTIF. & REFERENCE

DEC 26 4 20 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 384430