This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1445
Nashville, Tennessee 37238

Name & address of new owner:

Charles M. Sneads, et ux
1204 Lincoya Bay Drive
Nashville, Tennessee 37214

Send tax bills to:

Trustbank Savings FSB
P. O. Box 929
McLean, Virginia 22101

Map & Parcel No.:

Map 150-7. Parcel 381

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 3, 1990, and recorded in Book 8103, page 26, Register's Office for Davidson County, Tennessee, George L. Janes and wife, Carol F. Janes, conveyed to Gary B. Fisher, Trustee, the herein described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 26, 1990, and recorded in Book 8161, page 548, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Spann as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Spann, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Spann, Substitute Trustee, did give 20 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of December 13, 20, and 27, 1990, stating that on January 7, 1991, at 11:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free

from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to a Deed of Trust of record in Book 6818, page 554, Register's Office for Davidson County, Tennessee, and any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Substitute Trustee, offered said property to Charles M. Sneads and wife, Glenda J. Sneads, for $5,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert F. Spann, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Charles M. Sneads and wife, Glenda J. Sneads, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 362 on the Plan of Towne Village of the Country, Section 4-B, of record in Plat Book 6250, page 496, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to George L. Janes and wife, Carol F. Janes by deed from Charles M. Sneads and wife, Glenda J. Sneads of record in Book 8103, page 23, Register's Office for Davidson County, Tennessee.

This is improved property known as 808 Fall Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successors and assigns forever, but subject to the above referenced Deed of Trust and said real estate taxes.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 7 day of January, 1991.

ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 8271 PAGE 505

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. SPANN, 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 executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7 day of Jan, 1991.

NOTARY PUBLIC

My Commission Expires: May 23 1994

WILLIAM BUFORD BATES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $5,000.00.

Affiant

SWORN TO and SUBSCRIBED before me this 7 day of Jan, 1991.

NOTARY PUBLIC

My Commission Expires: May 23 1994

WILLIAM BUFORD BATES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

84384

IDENTIF. TREFERENCE

JAN 8 9 34 AM '91

FELIX A. ... DAVIDSON COUNTY TN.

3535 01/08 0101 03CHECK 26.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8271 PAGE 506

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 5000.00
				CON TX 16.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 26.50
				CHECK 26.50
01/08/91	01			09:33 0001 3535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

843884

IDENTIF. T REFERENCE

JAN 8 9 34 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 387433