071-16-0
315.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of the 20th day of December, 1980, Earl C. Woodard executed a certain Installment Deed to M. E. Dixon, Trustee, for the purpose of securing debt and obligation therein described, which Installment Deed is recorded in Book 5695, page 62, Register's Office for Davidson County, Tennessee; and

WHEREAS Rose Word is the holder and owner of the debt secured by said Installment Deed, having for reasons satisfactory to itself under the provisions of said Installment Deed, by instrument recorded in said Register's Office in Book 8116, page 524, named and appointed the undersigned as Substitute Trustee in the place and stead of the said M.E. Dixon; and

WHEREAS default was made in the payment of the debt and obligation secured by said Installment Deed and the undersigned as Substitute Trustee, was requested to advertise and sell the property conveyed by said Installment Deed in compliance with the provisions thereof; and

WHEREAS the undersigned, as Substitute Trustee did in compliance with the provisions of said Installment Deed, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of December 6, December 13 and December 20, 1990 of said newspaper, said sale having been advertised for Friday, Janauary 4, 1991 at 10:00 A.M., at the front door of the Courthouse, Nashville, Davidson County, Tennessee, at which time and place the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was made by Rosa Word to wit: a bid for Four Thousand Nine Hundred and Two Dollars and 59/100 ($4,902.59) for said property, which bid was accepted by the undersigned as Substitute Trustee;

NOW THEREFORE, for consideration named for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Substitute Trustee has bargained and sold, and does by these presents bargain, sell and convey unto the said Rosa Word, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tenenssee, and more particularly described as follows:

> Land in Davidson County, Tennessee being Lot 40 on the Map of Thornby Place as of record in Book 332, page 3 of the Register's Office for Davidson County, Tennessee.
>
> That said Lot 40 fronts 88.5 feet on the south side of Dayton Avenue and runs back between lines 145 feet, more or less, to an alley on which it measures 140 feet.

TO HAVE AND TO HOLD, unto Rosa Word, their heirs and/or assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Installment Deed, and not further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein.

Mark A. Ellmore
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of January, 1991, before me a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Substitute Trustee, to me known to be the person who executd the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purpose therein.

Witness my hand and official seal this 4th day of January, 1991 at Nashville, Tennessee.

7/23/94
My commission expires:

Lynda Kaye Jones
Notary Public

ACKNOWLEDGEMENT

I, or we, hereby swear of affirm, that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $4,902.59, which amount is equal to or greater than the amount which the property transfered would command at a fair and voluntary sale.

Mark A. Ellmore
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, duly commissioned and qualified, appeared Mark A. Ellmore, Jr., to me known to be the person described herein and who executed the foregoing acknowledgements for the purposes therein contained.

WITNESS MY HAND and official seal this 4th day of January, 1991.

7/23/94
My commission expires:

Lynda Kaye Jones
Notary Public

This Instrument Was Prepared By:
Mark A. Ellmore, Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

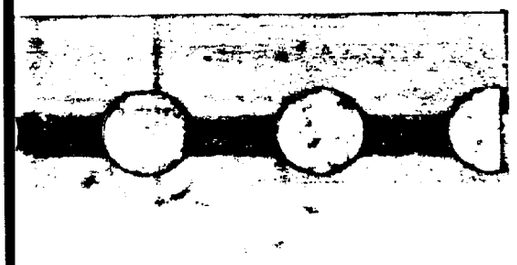
New Owner/Send Tax Bills To

Rosa Word
2219 Albion St.
Nashville, TN 37208

6137 01/16 0101 03CHECK 23.17

JAN 16 3 05 PM '91
DAVIDSON COUNTY TN.

8668 TITLE REFERENCE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8276 PAGE 970

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

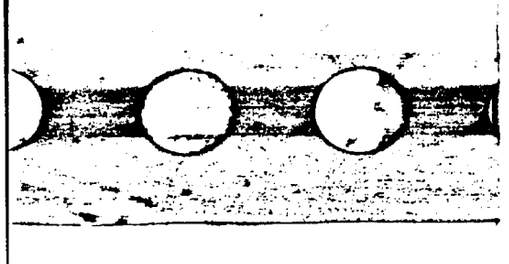
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 4902.59
				CON TX 16.17
				PRFEE 1.00
				WDEED 6.00
				TOTAL 23.17
				CHECK 23.17

01/16/91 01 15:05 0001 6137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



86668

IDENTIF. REFERENCE

JAN 16 3 05 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY T.R.

No. 389994