w3:jlr1228

BOOK 8296 PAGE 373

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

8548 02/21 0101 03CHECK 366.70

TO: Richard M. Small and wife, Rhonda Z. Small

Address New Owner as follows: Richard M. Small 210 Brook Hollow Rd. Nashville, Tenn. 37205

Send Tax Bills to: (same)

Map-Parcel No. Map 104-9 Parcel 36

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $109,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of February, 1991.

Notary Public

My Comm. Expires: 11/10/91

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated February 4, 1988, of record in Book 7466, page 122, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Joel J. Glassman and wife, Joan Glassman, conveyed to Hersel C. Bradford, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8281, page 976, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Hersel C. Bradford, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:00 A.M., on Thursday, February 21, 1991, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all rights of redemption afforded by statute, equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on January 31, February 7, and 14, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Richard M. Small and Rhonda Z. Small, acting through its agent Richard M. Small, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Richard M. Small and wife, Rhonda Z. Small, acknowledges receipt of the sum of One Hundred Nine Thousand and No/100 Dollars ($109,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Richard M. Small and wife, Rhonda Z. Small, their successors and assigns, the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit; being Lot No. 191 of Block 10 on the map of Richland Realty Company's Division "A" of record in Book 161, page 151, Register's Office for Davidson County, Tennessee, said plan does not show said blocks divided into lots but according to an unregistered (copy) of a plan showing said blocks divided into Lots said Lot No. 191 fronts 50 feet on the northerly side of Richland Avenue and runs back between lines 192.5 feet more or less, to an alley on which it measures 50 feet.

Being the same property conveyed to Joel J. Glassman by Quitclaim deed from Thos. O. H. Smith, Executor under the Will of I. H. Glassman, deceased, and Doris Glassman Frankel, of record in Book 5063, page 164, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Richard M. Small and wife, Rhonda Z. Small, their successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Richard M. Small and wife, Rhonda Z. Small, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 21st day of February, 1991.

4288 IDENTIF. REFERENCE
FEB 21 11 29 AM '91
JOE Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

Stephen C. Baker, Substitute Trustee

Stephen C. Baker,
Substitute Trustee

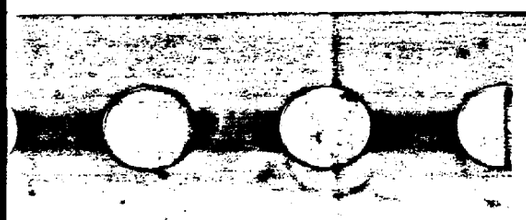
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

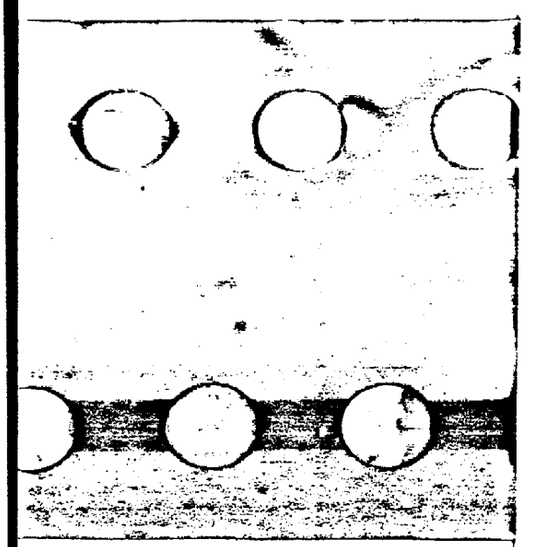
Witness my hand and seal, at office in Nashville, Tennessee, this the 21st day of February, 1991.

Jeanette F. Ramer
NOTARY PUBLIC

My Commission Expires: 11/10/91







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

RECEIVED OF _____

FOR _____

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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 109000.00
CON TX 359.70
PRFEE 1.00
[illegible] 6.00
TOTAL 366.70
CHECK 366.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/21/91 01 11:29 0001 8548

94288.

IDENTIF. REFERENCE

FEB 21 11 29 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 398809