STELTEMEIER & WEST
ATTORNEYS AT
2002 RICHARD JONES
NASHVILLE, TENN.
PHONE 385-[illegible]

180-0-53

BOOK 8305 PAGE 764

Tennessee

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 29, 1975, and recorded in Book 4985, Page 567 in the Register's Office of Davidson County, Tennessee, Billy J. Tisdale and wife, Patricia B. Tisdale, conveyed to David L. Shirmeyer, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 8172, Page 88 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 29th day of January, 1991, at the main south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Dion G. Ribo and wife, Bronwyn M. Ribo, whose address is 2548 Murfreesboro Road, Nashville, Tennessee, 37217 being the highest and best bidder, became the purchaser of said property at and for the sum of Sixty-eight Thousand Three Hundred Thirty and No/100 Dollars; and,

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of their bid.

NOW, THEREFORE, in consideration of the premises and the payment by Dion G. Ribo and wife, Bronwyn M. Ribo of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Dion G. Ribo and wife, Bronwyn M. Ribo, their heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a Tract containing 3.44 acres according to a survey made by Dye and Underwood in July, 1971, located in the Sixth Civil District of said County, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said County; namely, deed from John Holt and wife, Rosa P. Holt, in Book 1077, Page 244; deed from Rosa P. Holt in Book 1153, Page 128; deed from Tom Holt in Book 1165, Page 9; in said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, Page 73, said Register's Office. Said tract is more particularly described according to survey of John B. Kohl, III, Surveyor, dated December 19, 1975, as follows: COMMENCING at an iron pin in the south margin of Holt Road, this point of beginning being 198.95 feet from the northeast corner of a tract

of land conveyed from Dorothy Gillespie to Glenn A. Noble and wife, Iva Lee Noble, by deed of record in Book 4532, page 500, said Register's Office, and being North 84o 16' East 198.95 feet from said northeast corner of said Noble Tract; thence from said beginning point North 84o 16' East along the south margin of Holt Road 148 feet to a point in the south margin of said road; thence continuing along the south margin of said Holt Road and in a curve to the right having a radius of 2,427.16 feet for a distance of 46.5 feet to an iron pin in the south margin of said Holt Road; thence South 2° 48' East 810 feet to an iron pin in the south boundary line of the Dorothy Gillespie land; thence South 87o 55' West 178.5 feet to an iron pin, the southwest corner of the tract herein conveyed, this southwest corner of the tract herein conveyed being North 87o 55' East 195.5 feet from the southeast corner of the said Noble tract; thence from the said southwest corner of the tract herein conveyed North 4o West 797 feet to the point of beginning.

Phillip G. Hord and Julie Ann Hord obtained title to the above-captioned real estate by Deed of Record in Book 5344, Page 829, Register's Office of Davidson County, Tennessee.

Subject to any unpaid taxes and the redemption rights of the Internal Revenue Service.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Dion G. Ribo and wife, Bronwyn M. Ribo, their heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 29th day of January, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 29th day of January, 1991, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Kathy S Ruffin
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
6713 Holt Road
Nashville, TN

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Dion G. Ribo and wife,
Bronwyn M. Ribo
2548 Murfreesboro Road
Nashville, TN 37217

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 68,330.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF March 1991

Notary Public

MY COMMISSION EXPIRES 5/26/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

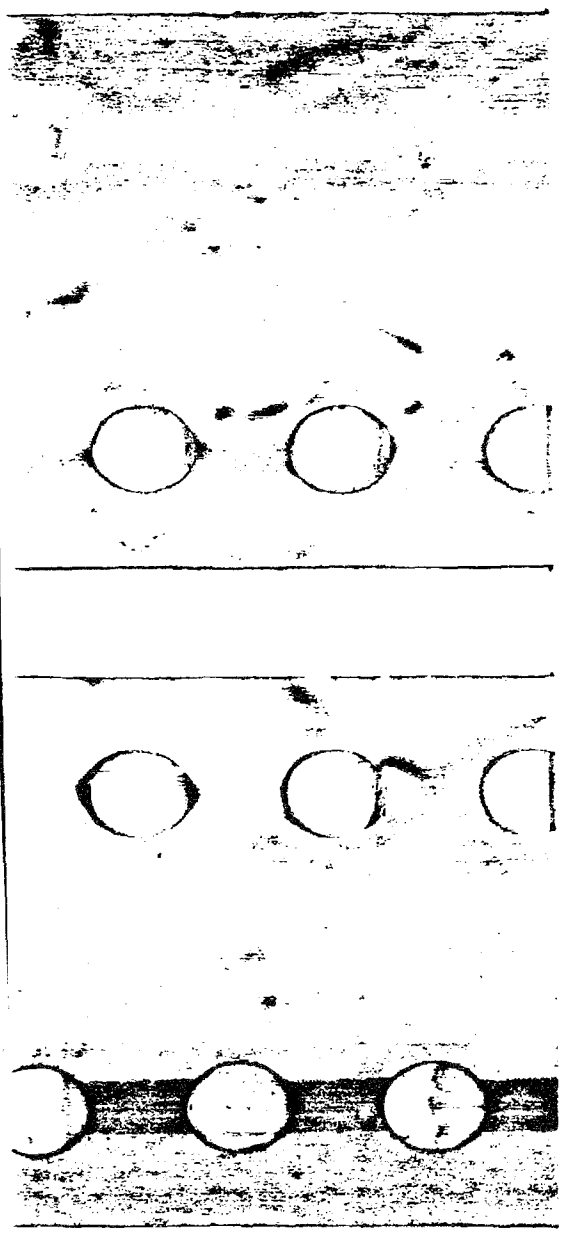
9768 5

IDENTIF. REFERENCE

MAR 7 1 45 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

1858 03/07 0101 03CHECK 235.39



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8305 PAGE 767

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	68350.00
CON TX	225.39
PRFEE	1.00
WDEED	9.00
TOTAL	235.39
CHECK	235.39

03/07/91 01 13:46 0001 1858

97685

IDENTIF. REFERENCE

MAR 7 1 45 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 402675