This Instrument Prepared By:
Lawless & Associates, P.C.
Nineteenth Floor
First American Center
Nashville, TN 37238-0068

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Draper Cook and wife Betty Cook 5713 Knob Road Nashville, Tn 37209	Same	Map 051-11-0 Parcel 038.00

WHEREAS, Michael B. Malone and wife Sherry Malone by Deed of Trust (the "Deed of Trust") dated April 30, 1987, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "property") (said Deed of Trust being of record in Book 7209, page 309, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Substitute Trustee being of record in Book 8325, page 761, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 12:30 p.m., on May 2, 1991, at the Main door of the Courthouse in Nashville, Davidson County, Tennessee, when and where Draper Cook and wife Betty Cook ("Grantee") became the last and highest bidder for cash at the price of Sixty Thousand and 00/100 Dollars ($60,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Substitute Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all redemptive rights which may be exercised by any governmental taxing authority.

3. 1989 delinquent property taxes.

4. 1990 delinquent property taxes.

5. All matters shown on a Plan of record in Book 421, page 37, Register's Office for Davidson County, Tennessee.

Words used herein indicating number or gender shall be read as context may require.

Dated this 6th day of May, 1991.

Thomas W. Lawless

Thomas W. Lawless, as
Substitute Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Nancy Parker, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of May, 1991.

My Commission Expires:
9/20/94

Nancy Parker
NOTARY PUBLIC

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $60,000.00.

Betty Cook
AFFIANT

Subscribed and sworn to before me this 6th day of May, 1991.

My Commission Expires:
9/20/94

Nancy Parker
NOTARY PUBLIC

EXHIBIT A

LAND in the 11th Civil District of Davidson County, Tennessee, being part of Lot 12 on the Plan of the Subdivision of the Herbert Anderson Tract, part of the N. O. Love Estate as of record in Book 421, Page 37, Register's Office for said County, description in part according to the Plan of Oakland Acres Addition, as of record in Book 2854, Page 141, said Register's Office, as follows:

BEGINNING at a point in the West margin of Saunders Drive formerly Roberta Avenue, said point lying in the northerly line of the property conveyed to C. Allen Phillips and wife by deed from W. E. Quinn, Jr., and wife of record in Book 2812, Page 215, said Register's Office. Thence with said Phillips Northerly line westerly 220 feet more or less to the Easterly line of Lot 2 of said Oakland Acres Addition. Thence with Easterly line of said Lot 2 north 1 degree 39' Easterly 118.9 feet more or less to a concrete monument (preset with cap) in the Southerly margin of Oakland Drive. Thence with the Southerly margin of Oakland Drive, South 88 degrees 21' East 195 feet to a concrete monument (preset with cap) at the beginning of a curve, thence with a curve to the right having a radius of 25 feet, Southeasterly 39.2 feet to a concrete monument (preset with cap) in the Westerly margin of Saunders Drive. Thence with the Westerly margin of Saunders Drive South 1 degree 39' West 93.9 feet more or less to the beginning.

BEING the same property conveyed to Michael B. Malone and wife Sherry Malone from Bobby Sellers and Robert Lee Moore by deed of record in Book 7209, Page 306, Register's Office for Davidson County, Tennessee.

9937 05/07 0101 03CHECK 208.00

12500

IDENTIF. TREFERENCE

MAY 7 12 00 PM '91

FELIX Z. DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8346 PAGE 786

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	60000.00
CON TX	198.00
PRFEE	1.00
WDEED	9.00
TOTAL	208.00
CHECK	208.00

05/07/91 01 12:00 0001 9937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12500

IDENTIF. REFERENCE

MAY 7 12 00 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 419571