THIS INSTRUMENT PREPARED BY:

Ronald L. Stone
Finch & McBroom
211 Printers Alley Bldg.
Suite 502
Nashville, Tennessee 37201

Address of New Owner: Send Tax Bills To: Map Parcel Numbers:

William C. Sanders, Jr.
Post Office Box 752
Goodlettsville, TN 37072

same

Map 73-01
Parcel 112

PICK-UP

MAY 24 | 38 PM '91

IDENTIFICATION REFERENCE

16930

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated March 27, 1989, executed by Robert William Morris, Sr. and wife, Bobbie Jean Morris to Vickie W. Klein, Trustee, which is recorded in Book 7803, page 199, Register's Office for Davidson County, Tennessee; and

WHEREAS, William C. Sanders, Jr., the owner and holder of the indebtedness secured by said Deed of Trust, replaced said Trustee by naming Ronald L. Stone as Substitute Trustee by an instrument of record in Book 8345, Page 760, Register's Office for Davidson County, Tennessee; and,

WHEREAS, I, Ronald L. Stone, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon on Friday, May 24, 1991, at the South door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Ronald L. Stone, Substitute Trustee, personally appeared and offered said property for sale at

public outcry and the highest, best and last bid received was the sum of Fifty One Thousand and no/100 ($ 51,000.00) Dollars, by William C. Sanders, JR. (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifty One Thousand ad no/100 ($ 51,000.00) Dollars, cash in hand paid by the Grantee, I, Ronald L. Stone, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, heirs and assigns, a certain tract of parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot 48 on the Map of Happy Valley, Section "C" described according to a survey by Z.J. Wilkinson, Surveyor, dated 9/24/45, and further described by a survey of Southern Land and Associates, dated 8/14/78, as follows:
>
> BEGINNING at a point on the southeasterly margin of Bobby Avenue located northwestwardly 775 feet, more or less, from the intersection of the southeasterly margin of Bobby Avenue and northeasterly margin of Cooper Lane, said point also being the northeasterly corner of Lot 47 as conveyed to Bennie T. Houchin and wife, by deed from Charles E. Evans and wife, of record in Book 5015, page 278, said Register's Office; thence with Houchin's northeasterly property line southeastwardly 140 feet to a point on the northwesterly rear line of Lot 6 on the Plan of Virginia Manor, of record in Book 1835, page 22, said Register's Office; thence with the northwesterly rear line of Lots 6 and 5, Virginia Manor, northeastwardly 100 feet, to the southwesterly corner of Lot 49 on the Map of Happy Valley, Section "C," as conveyed to Nell Bowen by deed from Logan Allman Harris and wife, of record in Book 3896, page 839, said Register's Office; thence with Bowen's southwesterly property line northwestwardly 140 feet to a point on the southeasterly margin of Bobby Avenue, southwestwardly 100 feet to the point of beginning.
>
> Being the same property conveyed to Robert William Morris, Sr. and wife, Bobbie Jean Morris by deed from William C. Sanders, Jr., which is recorded in Book 7803, page 196, Register's Office for Davidson County, Tennessee.

Said property is known as 2730 Bobby Avenue, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

Witness my hand this 24th day of May, 1991.

RONALD L. STONE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 24th day of May, 1991, before me personally appeared Ronald L. Stone, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of May, 1991.

Notary Public

JANICE C. LONG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10/12/91.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,000-

Affiant

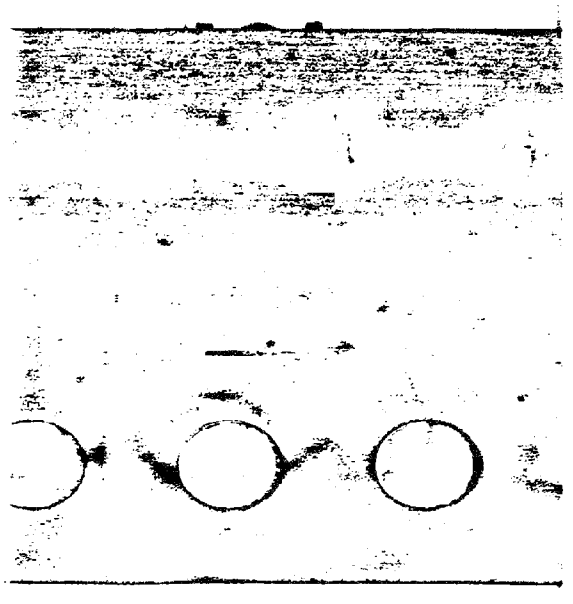
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF May 1991.

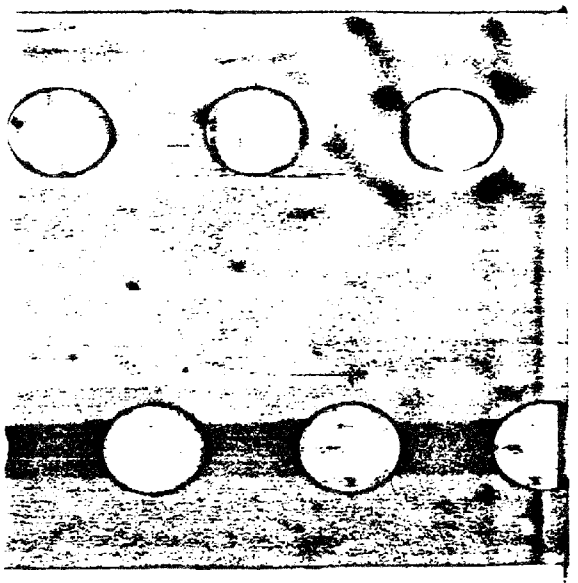
Deputy Register

J:052491

(3)

5181 05/24 0101 03CHECK 178.30





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8359 PAGE 166

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	51000.00
CON TX	168.30
PRFEE	1.00
MISC	9.00
TOTAL	178.30
CHECK	178.30

05/24/91 01 13:40 0001 5181

16930

IDENTIFT REFERENCE

MAY 24 1 38 PM '91

No. 424744