THIS INSTRUMENT PREPARED BY:
LOUIS W. OLIVER, III
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Concord Building, Suite 2
Post Office Box 1616
Hendersonville, TN 37077
Telephone: 824-9131

SUBSTITUTE TRUSTEE'S DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Clara Mae Minton 1310 Dickerson Road S. Goodlettsville, TN 37072	Same	092-13 165

WHEREAS, Eddie C. Galbreath and wife, Deborah I. Galbreath, by Deed of Trust dated November 5, 1985, of record in Book 6704, page 315, Register's Office for Davidson County, Tennessee, conveyed to N. Eddie Montgomery, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note described in the Deed of Trust, which Note was payable to Clara Mae Minton; and

WHEREAS, the Undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 8326, page 141, Register's Office For Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Promissory Note; and

WHEREAS, the Maker of the Promissory Note sought relief from the United States Bankruptcy Court for the Middle District of Tennessee under Chapter 7 of the U. S. Bankruptcy Code, and the Court by Agreed Order dated October 2, 1990, did lift the automatic stay and allowed the foreclosure of the property in Case No. 90-06538-KL3-7; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville

Record on April 11, 1991; April 18, 1991; and April 25, 1991; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust offered said property for sale to the highest bidder for cash at public outcry, at the front door of the Davidson County Courthouse in Nashville Tennessee, at 12:00 o'clock Noon on Thursday, May 2, 1991, and Clara Mae Minton (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of TWENTY-FOUR THOUSAND FOUR HUNDRED SEVENTY AND 13/100 ($24,470.13) Dollars.

NOW, THEREFORE, Louis W. Oliver, III, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, her successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 8 of block 17 on the Plan of Charlotte Park Company's 2nd Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office, Davidson County, Tennessee, to which Plan reference is here made for a more complete legal description.
>
> Being the same property conveyed to Eddie C. Galbreath and wife, Deborah I. Galbreath, by deed from Eddie C. Galbreath and Associates of record in Book 6500, page 137, Register's Office for Davidson County, Tennessee; and further conveyed by Eddie C. Galbreath and wife, Deborah I. Galbreath by Deed of Trust to N. Eddie Montgomery, Trustee, of record in Book 6704, page 315, Register's Office for Davidson County, Tennessee; the said N. Eddie Montgomery, Trustee, having been replaced by Louis W. Oliver, III, Trustee, by instrument of record in Book 8326, page 141, Register's Office for said County.
>
> This conveyance is made subject to such limitations, restrictions and encumbrances as may affect the premises.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, 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. Louis W. Oliver, III, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under him, but no otherwise.

IN WITNESS WHEREOF, the Undersigned has executed this instrument on the 31ST day of May, 1991.

Louis W. Oliver III

LOUIS W. OLIVER, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, the within named Louis W. Oliver, III, the bargainor, with whom I am personally acquainted , and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 31st day of May, 1991.

Evelyn King

NOTARY PUBLIC

(SEAL)

My commission expires July 14, 1991.

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $ 24,470.13.

Louis W. Oliver III

AFFIANT

Subscribed and sworn to before me, this the 31st day of May, 1991.

Evelyn King

NOTARY PUBLIC

(SEAL)

My commission expires July 14, 1991.

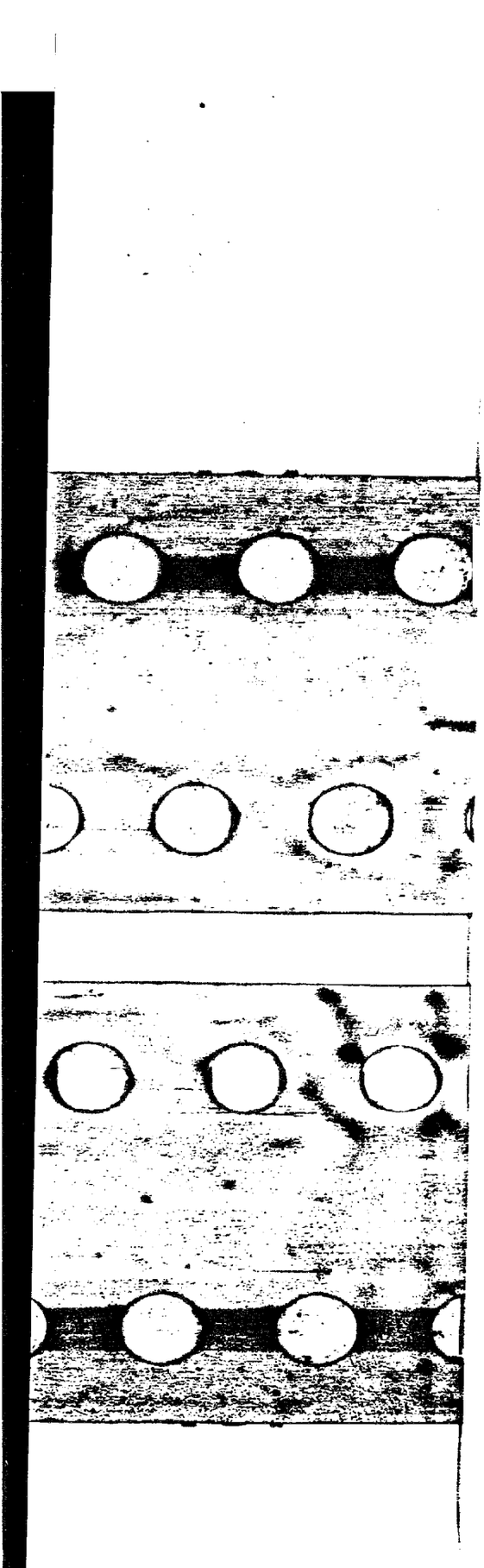
2 0 7 6 5

JUN 10 9 07 AM '91

MAIL ENV.

2103 06/10 0107 CHECK

90-85



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

RECEIVED OF _____

FOR _____

BOOK 8370 PAGE 48

CAMT 24470.13
CON TX 80.85
WDEED 9.00
MISC 9.00
TOTAL 89.85
CHECK 89.85

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

06/10/91 01 09:09 0001 2104

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
	CONT			89.85-
	VOID			
	MISC			9.00-
	MAMT			24470.13
	MOR TX			80.85
	PRFEE			1.00
	MISC			9.00
	TOTAL			90.85
	CHECK			90.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/10/91 01 09:07 0001 2103

20765

IDENTIFICATION REFERENCE

JUN 10 9 07 AM '91

VOID
MAMT 24470.13-
VOID
MOR TX 80.85-
VOID
MISC 0.90-
ERR CO
MISC 0.90

No. 429167

TOTAL $ 90.85