This Instrument Prepared By:

Arthur K. Lowen
Attorney at Law
201 4th Avenue North
Suite 1100
Nashville, Tn 37219

MAIL

FROM: ARTHUR K. LOWEN, SUBSTITUTE TRUSTEE

TO: ROBERT S. BISCAN
111 WESTWOOD PLACE-STE. 104
BRENTWOOD, TN 37027

Map No. 135-16-A
Parcel No. 108

SEND TAX BILLS HERE: (To new owner)

NO MORTGAGEE

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## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Michael A. Holt (unmarried) executed a Deed of Trust on the 25th day of January, 1991, which was recorded in Book 8283, Page 85, Register's Office for Davidson County, Tennessee, conveying to Michael T. Bates, Trustee, the property hereinafter described to secure the payment of a Note referred to in said Deed of Trust; and

WHEREAS, Arthur K. Lowen has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 8398, Page 585, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Note and/or the Deed of Trust securing the same, and the note holder, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Substitute Trustee, the GRANTOR herein, to advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to the said advertisements, the sale was held at the time and place advertised, to-wit: August 29, 1991 at 10:00 AM at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from the equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions and rights of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS, the GRANTEE herein, Robert S. Biscan, being the highest and best bidder at said sale with a bid of One Hundred Twelve Thousand and 00/100 ($112,000.00) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of One Hundred Twelve Thousand and 00/100 ($112,000.00) Dollars, paid by Robert S. Biscan, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Substitute Trustee, have this day bargained and sold

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and by these presents do hereby transfer and convey unto Robert S. Biscan (married), his heirs, successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Subdivision of Tracts 8, 9 & 10 of Nashboro Village, of record in Plat Book 5200, Page 186-189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael A. Holt (unmarried) by Deed of Record in Book 8283, Page 82, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 2512 Ravine Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Robert S. Biscan, his heirs, successors and assigns, forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in the Substitute Trustee in said Deed of Trust; and said Substitute Trustee, the GRANTOR herein, does hereby transfer and assign to Robert S. Biscan, his heirs, successors and assigns, all the warranties and covenants made in said Deed of Trust. However, the GRANTOR conveys as Substitute Trustee only, and makes no warranties whatsoever.

This conveyance is made subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Substitute Trustee, has hereunto set his hand this 29th day of August, 1991.

Arthur K. Lowen
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 Arthur K. Lowen, Substitute Trustee, the Bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witnes my hand and official seal at Nashville, Tennessee, this 29th day of August, 1991.

Janice Cates
Notary Public

JANICE F. CATES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3/29/92.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twelve Thousand and 00/100 ($112,000.00) Dollars.

Robert J. Brenon
Affiant

Witness my hand and official seal at Nashville, Tennessee, this 29th day of August, 1991.

Notary Public

ARTHUR K. LOWEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-25-93.

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

RECEIVED OF _____

FOR _____

BOOK 8430 PAGE 911

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | 112000.00 |
| | | | CON TX | 414.40 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 9.00 |
| | | | TOTAL | 424.40 |
| | | | CHECK | 424.40 |
| 08/29/91 | 01 | | 10:32 0001 | 8027 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42907

IDENTIFICATION REFERENCE

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No. 454508