THIS INSTRUMENT PREPARED BY
MURFREE, COPE & MOORE, ATTORNEYS
MURFREESBORO, TENNESSEE
From information furnished by the parties

NAME AND ADDRESS OF NEW OWNER:

James & Martha Wilder
4864 Corning Drive
Nashville TN 37211

SEND TAX BILLS TO:

Same

SUBSTITUTE TRUSTEE'S DEED BOOK 8438 PAGE 221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

MAP 133-1
PARCEL 241

WHEREAS, default having been made in the payment of the indebtedness described in and secured by that certain Deed of Trust executed on the 30th day of May, 1990, by KENNETH R. OWENS, SR. and wife, FRANCES C. OWENS, to RICK M. JOHNSON and AMANDA J. McCLENDON, Trustee, embracing the real estate hereinafter described, and which Deed of Trust appears of record in Trust Deed Book 8119, page 613, of the Register's Office of Davidson County, Tennessee, to which reference is hereby made, and the entire amount of the indebtedness having been declared immediately due and payable, and the same not having been paid; and

WHEREAS, the owner and holder of the debt secured having appointed the undersigned as Substitute Trustee in place of RICK M. JOHNSON and AMANDA J. McCLENDON by instrument of record in the Register's Office of Davidson County, Tennessee, in Trust Deed Book 8393, Page 575; and

WHEREAS, the undersigned, MARK S. MOORE, Substitute Trustee, being directed so to do by the holder of the said indebtedness, advertised said property for sale for a period of twenty-one (21) days duly and regularly made in the Nashville Record, a newspaper published in Nashville, Tennessee, and proceeded at the time and place and upon the terms set forth in said advertisements; that is, at 10:30 a.m. at the Main door of the Courthouse, Nashville, Tennessee, on Monday, September 9, 1991, offered the hereinafter described property for sale to the highest and best bidder for cash, in bar of all equities of redemption, but subject to unpaid taxes which may be a lien against the property, and to all lawful restrictions, easements, setback lines, etc. applying to the within described property and appearing of record in the Register's Office of Davidson County, Tennessee.

WHEREUPON, James Elbert Wilder and wife Martha Viola Wilder became the highest, best and last bidder thereon at the bid of $15,000.00, of which amount was applied to the indebtedness of JAMES ELBERT WILDER and wife, MARTHA VIOLA WILDER, I, the undersigned, MARK S. MOORE, Substitute Trustee,

have bargained and sold and do hereby transfer and convey unto James Elbert Wilder and wife Martha Viola Wilder, their/its heirs/successors and assigns, forever, the following described real estate, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 253 on the plan of Sunrise Heights, Second Plan, as of record in Book 421, page 46, Register's Office for said County.

SAID Lot No. 253 fronts 50 feet on the northerly side of Raymond St. and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Kenneth R. Owens, Sr. and wife, Frances C. Owens, by Deed of record in Deed Book 8119, Page 610, in the Register's Office of Davidson County, Tennessee.

This property is known as Lot 253, Sunrise Heights, Nashville, TN.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said James Elbert Wilder and wife Martha Viola Wilder, their/its heirs/successors and assigns, forever, together with the benefit of all of the covenants and warranties as contained in the aforesaid Deed of Trust; but I convey as Substitute Trustee only and am not bound personally upon said covenants and warranties.

WITNESS MY HAND this 9 day of September, 1991.

Mark S. Moore
MARK S. MOORE
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Mark S. Moore, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument (SUBSTITUTE TRUSTEE'S DEED) for the purposes therein contained.

WITNESS MY HAND and official seal on this the 9th day of September, 1991.

Kristy B. Beckham
Notary Public

My commission expires: 11-27-93

NOTARY PUBLIC

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark S. Moore
AFFIANT

Sworn to and subscribed before me,
this 9th day of September, 1991.

Trusty B Buchanan
NOTARY PUBLIC

My commission expires: 11-27-93

NOTARY PUBLIC

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8860 09/09 0101 03CHECK 65.50

45212

IDENTIFICATION REFERENCE

SEP 9 10 52 AM '91

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8438 PAGE 224

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 9.00
TOTAL 65.50
CHECK 65.50

09/09/91 01 10:54 0001 8860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.5.2.1.2

IDENTIFICATION REFERENCE

SEP 9 10 52 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 457128