This instrument prepared by:

ROBERT C. (BOB) HENRY
HENRY, HENRY, STACK,
GARNER & SPEER, P.C.
Attorneys at Law
Pulaski, TN 38478-0458

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ROBERT C. HENRY, SUBSTITUTE TRUSTEE

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TO...SUBSTITUTE TRUSTEE'S DEED

VIVIAN B. SIMS and
ARA L. WALLS

WHEREAS by Deed of Trust dated February 5, 1990, and of record in Book 8152, page 68, Register's Office for Davidson County, Tennessee, Robert F. Lance and Lyde L. Lance, did convey certain real estate unto Harold Reeves, Trustee, in trust, to secure certain indebtedness therein set out with power to sell in case of default in the payment thereof, and

WHEREAS, by appointment of Substitute Trustee, dated July 19, 1991, and of record in Book 8404, page 158, Register's Office Davidson, County, Tennessee, Vivian B. Sims and Ara L. Walls of Pulaski, Tennessee, appointed as Substitute Trustee Robert C. Henry, with the same powers as set out in the original Deed of Trust, and with the power to sell in case of default in payment, the following described real estate:

Situated in Davidson County, Tennessee, to wit:

BEING Lot No. 12 and part of a parcel marked Reserved which adjoins said Lot 12, on the Plan of Hydes Ferry Park, Section II, of record in Plat Book 2330, page 176, Register's Office for Davidson County, Tennessee, bounded on the north by Emerald Drive; east by James Brown, J. F. McClellan and Hollis Gaines; on the south by Claxton Starnes and Gus Richards, Jr. and described more particularly as follows:

BEGINNING at a concrete monument corner in the right-of-way of Emerald Drive, 626.2 feet, more or less, from the west right-of-way line of Hydes Ferry Pike: thence S 21 deg. 52'21"E, 316.40 feet to an iron pin corner; thence N 64 deg. 00'45" E, 140.80 feet to an iron pin corner; thence S 05 deg. 54'47"W, 240 feet to an iron pin corner; thence N 88 deg. 36'38"W, 197.19 feet to an iron pin; thence S 19 deg. 11'23"W, 229.50 feet to an iron pin; thence N 88 deg. 25'37"W, 224.75 feet to a concrete monument; thence N 28 deg. 05'00"E, 422.70 feet to an iron pin; thence N 35 deg. 38'44"W, 244.99 feet to an iron pin corner in the south right-of-way line of Emerald Drive; thence with the said right-of-way line of Emerald Drive on a curve to the right, the radius of which is 453.20 feet, the central angle of which is 13 deg. 39'10", the chord of which is N 60 deg. 54'40"E, 107.74 feet along the curve distance of 107.99 feet to an iron pin; thence continuing with the S right-of-way line of Emerald Drive, N 67 deg. 44'15"E, 137.40 feet to the point of beginning.

And being the same property acquired by Robert F. Lance by deed of record in Book 8152, page 65, Register's Office, Davidson County, Tennessee, to which reference is here made.

This being the same property located at 1616 Emerald Drive and additional 3.30 acres, Nashville, TN 37218 .

Map 16-15, Parcel Nos. 12 & 13

WHEREAS said Deed of Trust was made to secure the note therein set out and contained the power to sell in case of default in the payment of said note and interest at maturity, and

WHEREAS the maker of said note has defaulted in the payment thereof and default has contained for many months and Vivian B. Sims and Ara L. Walls, the owner and holder of said note, has requested and directed the undersigned to foreclose said Deed of Trust according to its terms in order to collect said note.

FURTHER, I sent notice of this sale by first class mail posted more than ten (10) days before the sale date to the aforesaid mortgagors and to the following lienholders at their respective last ascertainable addresses, to wit:

(NO LIENHOLDERS OF RECORD)

NOW, THEREFORE, I, the undersigned, Robert C. Henry, Substitute Trustee, proceeded according to the terms of said Deed of Trust and advertised said property for three (3) consecutive weeks on August 1, 1991, August 8, 1991, and August 15, 1991, in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first publication being more than twenty (20) days before the date of sale, as provided in said Deed of Trust, announcing the terms, and place of sale, and pursuant to said advertisement offered said property for sale and sold the same, in bar of the equity of redemption, the statutory right of redemption and free from homestead and dower, all in accordance with the provisions of said deed of trust and the laws of Tennessee controlling such sales, but subject to 1991 taxes, on the 26th day of August, 1991, at 12:00 o'clock Noon at the Main South Door of the Davidson County Courthouse, as set out in said advertisement, and struck off and sold the same to Vivian B. Sims and Ara L. Walls, at their bid of $18,187.48 which was the highest, best and last bid offered, or that could be obtained.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES and the sum of Eighteen Thousand One Hundred Eighty-seven & 48/100 ($18,187.48) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert C. Henry, Substitute Trustee, have this day bargained and sold and do hereby sell, transfer and convey unto Vivian B. Sims and Ara L. Walls, as tenants in common, their heirs and assigns, all the right, title, interest and estate vested in me as Substitute Trustee by said Deed of Trust in and to said property.

This conveyance is subject to the 1991 Davidson County Real Property Taxes.

TO HAVE AND TO HOLD said property unto the said Vivian B. Sims and Ara L. Walls, as tenants in common, their heirs and assigns, in fee simple forever.

I, the undersigned, Robert C. Henry Substitute Trustee, do hereby convey and assign unto Vivian B. Sims and Ara L. Walls, their heirs and assigns, all of the rights and benefits of the covenants contained in said Deed of Trust in as full and ample a manner as I can or ought to do, but I convey and assign as Substitute Trustee and not otherwise.

The consideration of $18,187.48 was applied as follows:

$ 6.00	Recording Substitute Trustee
$ 234.90	The Nashville Record-Advertisements
$ 1,500.00	Henry, Henry, Stack, Garner & Speer, P.C., Attorneys' fees
$15,000.00	Principal on note.
$ 1,446.58	Interest on note.
$18,187.48	TOTAL

POSSESSION passes with delivery of this deed, and TAXES for the year 1991 and all prior years, if any, will be assumed by the Grantees.

This the 5th day of September, 1991.

Robert C. Henry, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, Opal Gilliam, a Notary Public of said County and State, Robert C. Henry, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the SUBSTITUTE TRUSTEE of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office the 5th day of September, 1991.

Opal Gilliam
Notary Public

OPAL GILLIAM NOTARY PUBLIC GILES COUNTY TENN

My Commission Expires: 7-19-93.

STATE OF TENNESSEE
COUNTY OF GILES

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 18,187.48 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me
on this 5th day of September, 1991.

Opal Gilliam
Notary Public

My commission expires: 7-19-93.

Mail deed to:
Name: Vivian B. Sims
Address: P.O. Box 534
Pulaski, TN 38478-0534

Mail tax notice to:
Name: Vivian B. Sims
Address: P.O. Box 534
Pulaski, TN 38478-0534

og 09/04/91

F:\BOB\SIMSFOR.DED

4789.4

FILED FOR RECORD
SEP 10 3 23 PM '91

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



RECEIVED OF _____

FOR _____

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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 18187.48
CON TX 67.34
PRFEE 1.00
WDEED 9.00
TOTAL 77.34
CHECK 77.34

09/18/91 01 15:25 0001 2010

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.8.9.4

IDENTIFICATION REFERENCE

SEP 18 3 23 PM '91

No. 460235