THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
P O BOX 241155
MEMPHIS, TN 38124 1155

NAME: Don J. Dovell, Jr.
S&K#: 90-1252
LOAN#: 211715-2

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 10, 1987, recorded in Book 7168, Page 743, Register's Office of Davidson County, Tennessee, Don J. Dovell, Jr., unmarried, conveyed to N. Eddie Montgomery, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 8391, Page 966, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **WEDNESDAY, SEPTEMBER 11, 1991**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Jeanne Baker Wilkerson, unmarried, whose address is 802 Ashlawn Place, Nashville, TN 37211, at and for the sum of $26,944.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Jeanne Baker Wilkinson, unmarried, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Jeanne Baker Wilkinson, unmarried, her heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property in County of Davidson, and State of Tennessee, being Unit No. B-3, as shown on Exhibit A-2 of the Master Deed establishing Ashlawn Place Condominiums, of record in Book 6607, page 596, Register's Office for Davidson County, Tennessee, together with an individual percentage interest in the common elements appurtenant to said Unit, as set forth in Master Deed.

This legal description is identical with that in Deed recorded in Book 7168, Page 743, Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 7168, Page 743, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 7168, Page 740, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Jeanne Baker Wilk son, unmarried, her heirs, successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on Monday, September 16, 1991.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On Monday, September 16, 1991, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

My Commission Expires 8-8-95 Stacey Johnston
Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $26,944.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me on Monday, September 16, 1991.

My Commission Expires 8-8-95 Stacey Johnston
Notary Public

PROPERTY ADDRESS: 5370 Edmondson Pike, Unit B3, Nashville, Tennessee 37211

RETURN TO:
Jeanne Baker Wilk\N/son, unmarried
802 Ashlawn Place
Nashville, TN 37211

mail

2838 09/20 0101 03CHECK 106.53

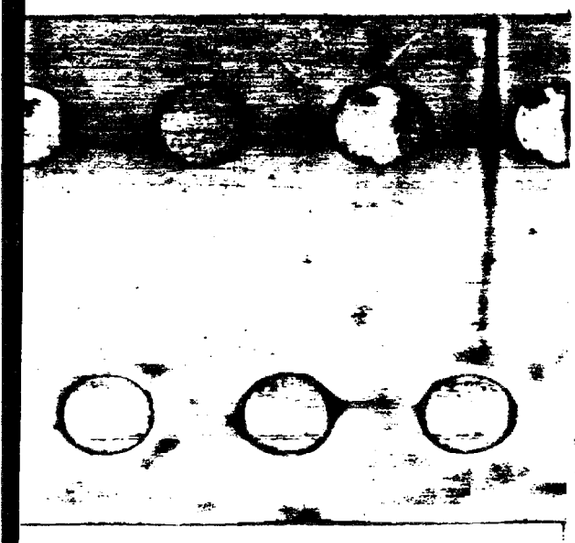
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Jeanne Baker Wilk\N/son, unmarried
5370 Edmondson Pike, Unit B3
Nashville, TN 37211

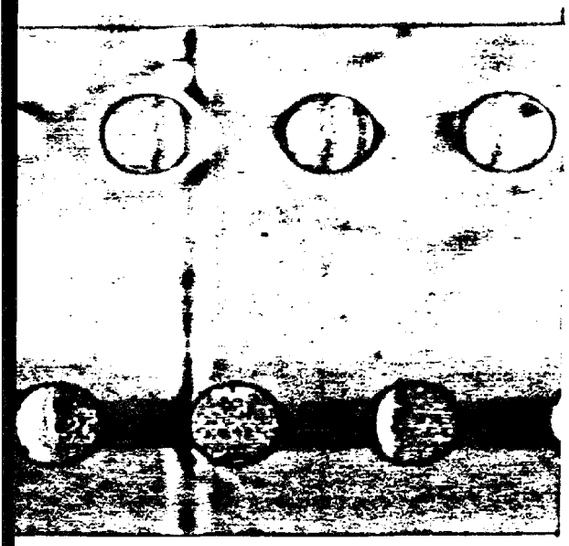
S & K #:90-1252

Map & Parcel - 161-5-A-27CO

SEP 20 2 20 PM '91

4861 5





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

RECEIVED OF _____

FOR _____

BOOK 8447 PAGE 298

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	26944.00
CON TX	99.53
PRFEE	1.00
MTGFEE	6.00
TOTAL	106.53
CHECK	106.53

09/20/91 01 14:21:0001 2838

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 8 6 1 5

IDENTIFICATION REFERENCE

SEP 20 2 20 PM '91

No. 461051