THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 GALLATIN ROAD SOUTH
MADISON, TN 37115

BOOK 8451 PAGE 409

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL #
RALPH H. DRAKE 1332 Dickerson Road Goodlettsville, TN 37072	SAME	MAP 71-15 PARCEL 110

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 7th day of June, 1991, Thomas M. Black was named Substitute Trustee by Appointment of Substitute Trustee executed by Ralph H. Drake et ux, Rubye A. Drake, which Appointment of Substitute Trustee is of record in Book 8370, page 510, Register's Office for Davidson County, Tennessee, the said real property hereafter described and also described in that certain Deed of Trust of record in Book 7185, page 659, Register's Office for Davidson County, Tennessee, having been conveyed to Harlan Dodson, III, Trustee, and by said Deed of Trust, the holders of the indebtedness are empowered to appoint a Substitute Trustee and said Deed of Trust being executed to secure to Ralph H. Drake et ux, Rubye A. Drake., the payment of one (1) note of even date in the original principal amount of Fifteen Thousand Nine Hundred Fifty Eight and 33/100 ($15,958.33) Dollars, due and payable with terms and provisions as provided therein; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to Henry L. Davis et ux, Magnolia Davis, the said Henry L. Davis et ux, Magnolia Davis having further failed to abide by the terms and provisions of the said Deed of trust; and

WHEREAS, I, Thomas M. Black, Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three successive publications, namely August 8, 1991, August 15, 1991 and August 22, 1991, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on September 13, 1991, at 12:00 P.M., at the Metropolitan Courthouse for Nashville and Davidson County, in

Nashville, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time Ralph H. Drake et ux, Rubye A. Drake, submitted the highest and best bid, in the amount of Ten Thousand Eight Hundred Twenty Seven and 05/100 ($10,827.05) Dollars.

NOW THEREFORE, in consideration of the premises, I, Thomas M. Black, Substitute Trustee, do hereby sell, transfer and convey to Ralph H. Drake et ux, Rubye A. Drake, their heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to-wit:

> Being Lot No. 7 on the Map of H.W. Chenoweth's Wildwood Addition, as of record in Book 161, page 153, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 7 fronts 50 feet on the westerly side of Joseph Street or Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Henry L. Davis et ux, Magnolia Davis by Deed from Ralph H. Drake et ux, Rubye A. Drake, of record in Book 7185, page 656, Register's Office for Davidson County, Tennessee.

I, Thomas M. Black, Substitute Trustee, convey to Ralph H. Drake et ux, Rubye A. Drake, all the rights conveyed to me as said Substitute Trustee in said Appointment of Substitute Trustee and Deed of Trust and other instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, this the 20th day of September, 1991.

Thomas M. Black, Substitute Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Black, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20th day of September, 1991.

Denise C. Ellis
notary public

My commission expires: 5-11-92

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

The actual consideration or value of this transfer, whichever is greater, is $10,827.05, this 23rd day of September, 1991.

Ralph H. Drake
Ralph H. Drake

Sworn to and subscribed before me
this 23rd day of September, 1991.

Denise C. Ellis
Notary Public
My Commission Expires: 05-11-92

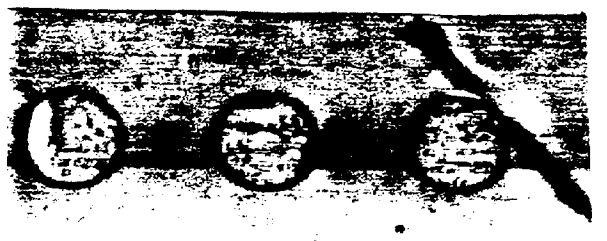
5003.7

IDENTIFICATION REFERENCE

SEP 27 10 45 AM '91

FELIX P. MCCONNICO, REGISTER
DAVIDSON COUNTY, TN

4576 09/27 0101 03CHECK 50.06



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

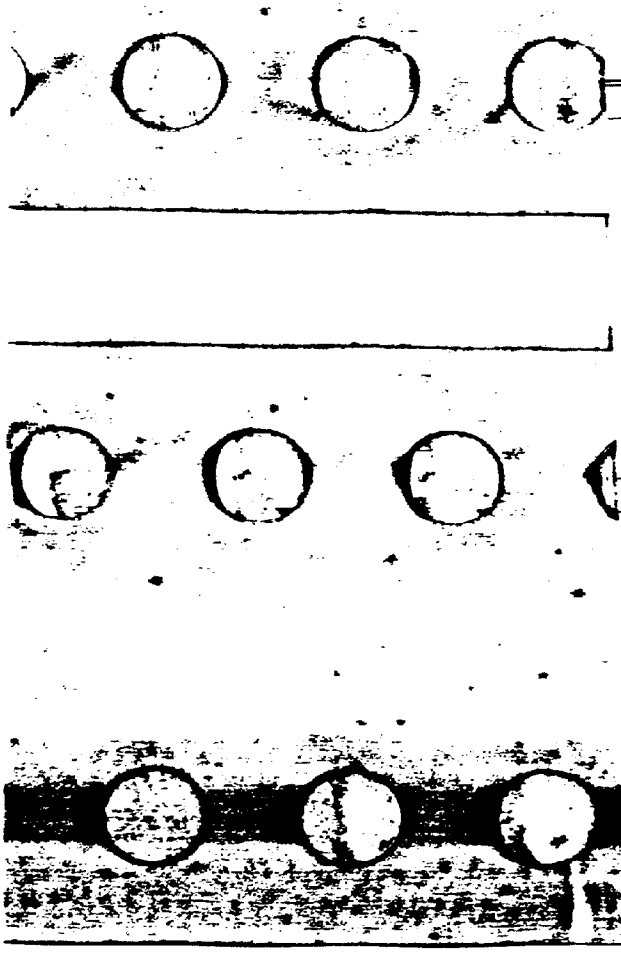
RECEIVED OF _____

FOR _____

BOOK 8451 PAGE 412

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 10827.05
CON TX 40.06
PRFEE 1.00
WDEED 9.00
BOTHBANK 50.06
CHECK 50.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

09/27/91 01 10:44 0001 457

5.00 3.7.

IDENTIFICATION REFERENCE

SEP 27 10 45 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY

No. 462749