This instrument is made pursuant to powers granted by instruments found as follows:
Book 7425, Page 64; R.O.D.C.
Book 8421, Page 765; R.O.D.C.

This instrument prepared by:
CORNELIUS & COLLINS (BDM)
Suite 2700
Nashville City Center
511 Union Street
P.O. Box 2808
Nashville, Tennessee 37219

NEW OWNER:	SEND BILLS TO:	MAP/PARCEL:
Virginia Boone Priest 30 Annandale Drive Nashville, TN 37215	(same)	158-4A-83 FH 26035

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated January 9, 1987, and recorded in Book 7425, Page 64, of the Register's Office for Davidson County, Tennessee, Thomas M. Patton and wife, Anna Theresa Patton, conveyed to Paul R. White, Trustee, the hereinafter-described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the indebtedness secured by the Deed of Trust appointed the undersigned ("Grantor") as Substitute Trustee under the Deed of Trust by instrument of record in Book 8421, Page 765, said Register's Office; and

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

WHEREAS, pursuant to said request of said beneficiary, the Property was, by the undersigned, advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 17th day of October, 1991, in the first floor lobby of the Davidson County Courthouse; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale C. Christopher McDonald was the highest and best bidder and, by virtue of his bid, became entitled to purchase the Property for the sum of Sixty-Two Thousand Five Hundred and 00/100 Dollars ($62,500.00); and

WHEREAS the said C. Christopher McDonald contemporaneously assigned his right to purchase the Property to Virginia Boone Priest ("Grantee") and Grantee has presented good and sufficient cash to the undersigned in order to satisfy the terms of the sale;

NOW, THEREFORE, in consideration of the premises, the undersigned, Blakeley D. Matthews, as Substitute Trustee, does hereby grant, bargain, sell and convey to Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 102 on the Plan of Otter Wood, Section Two, of record in Book 6900, Page 459, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 102 fronts 145.61 feet on the northeasterly margin of Annandale and extends back 458.88 feet on the southeasterly

line and 470.52 feet on the northwesterly line to a dead line in the rear measuring 82.67 feet thereon.

Being the same property conveyed to Thomas M. Patton by deed from Otter Wood, Ltd., a Tennessee Limited Partnership, of record in Book 7425, Page 61, Register's Office for Davidson County, Tennessee.

Together with and including any improvements located on the Property.

Subject to all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record affecting the property.

To have and to hold said described Property unto Grantee, Virginia Boone Priest, and her successors and assigns, forever in fee simple.

The sale of the Property was advertised and made as Substitute Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, Blakeley D. Matthews, Substitute Trustee, has executed these presents this 18 day of October, 1991.

Blakeley D. Matthews
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of October, 1991, before me personally appeared Blakeley D. Matthews, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed as Substitute Trustee, all as set forth in the foregoing instrument.

NOTARY PUBLIC

My Commission Expires: 5/20/92

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $62,500.00.

Affiant

Sworn to and subscribed before me this 18th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 5/20/92

5.5 7.9 4.

IDENTIFICATION

OCT 21 3 47 PM '91

238.25

CHECK

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

RECEIVED OF _____

FOR _____ BOOK 8467 PAGE 842

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 62500.00
CON TX 231.25
PRFEE 1.00
WDEED 6.00
TOTAL 238.25
CHECK 238.25

10/21/91 01 15:49 0001 4568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.5 7.9 4

IDENTIFICATION REFERENCE

Oct 21 3 47 PM '91

FELIX Z. WILSON II
REGISTER OF DAVIDSON COUNTY

No. 469307