THIS INSTRUMENT PREPARED BY:

HOFSTETTER & HOFSTETTER
Attorneys at Law
Suite 500
230 Fourth Avenue N.
Nashville, TN. 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 17,100.00

Affiant

Subscribed and sworn to before me this 1st day of November, 1991.

Notary Public

My commission expires: 7-24-93

ADDRESS NEW OWNER AS FOLLOWS:
Dottie C. Spain
1108 Battlewood St.
Franklin, Tennessee 37064

SEND TAX BILLS TO:
SAME

MAP-PARCEL NUMBERS
Map- 105-11
Par. 284

Mail

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Saundra A. Lewis, Trustee, by Installment Deed dated September 18, 1981, of record in Book 5796, page 947, Register's Office for Davidson County, Tennessee, conveyed to, Wilkins, Adams & Spicer, Attys., a partnership, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note described in the Installment Deed, which Promissory Note was payable to Bobbie Louise Dolan; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owners and holders of the Promissory Note by an instrument of record in Book 8452, Page 816, Register's Office for said county; and

WHEREAS, default was made in the payment of the Promissory Note; and

WHEREAS, the owners and holders of the Promissory Note demanded that the Substitute Trustee foreclose the Installment Deed; and

WHEREAS, pursuant to instructions of the owners and holders, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Installment Deed, notices of the time and place of said sale having been

published in THE NASHVILLE RECORD on October 10, 1991, October 17, 1991, and October 24, 1991; and

WHEREAS, the Substitute Trustee, as required by the terms of the Installment Deed, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 12:00 noon on Friday, November 1, 1991; and

WHEREAS, the highest and best bid for said property was then and there made by Dottie C. Spain, to-wit: a bid of Seventeen Thousand One Hundred & no/100th Dollars ($17,100.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, the undersigned, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Dottie C. Spain her heirs and assigns, certain improved real property located in Davidson County, Tennessee, more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 18 on the plan of George I. Waddey's Subdivision of the south part of Horton's Lots 4, 5, and 6, of record in Book 547, page 8, Register's Office for said County.
>
> SAID Lot No. 18 fronts 50 feet on the southerly margin of Wedgewood Avenue and extends back between parallel lines, 167 feet 9 inches, more or less, to a dead line.
>
> BEING the same property conveyed to Saundra A. Lewis, Trustee, by installment deed from Bobbie Louise Dolan of record in Book 5796, page 947, Register's Office for Davidson County, Tennessee

Said property being improved and known as 535 Wedgewood Avenue, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said parcel of real estate, free from the equity of redemption, homestead, dower and all other exemptions of every kind, all of which have are expressly waived in the Installment Deed, in as full and complete manner as the

undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but only warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned Substitute Trustee, under the provisions of the above-described Installment Deed, and not further or otherwise.

This sale is made subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any) and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens) plus any and all other matters and encumbrances superior in right to the lien of the Installment Deed.

IN WITNESS WHEREOF, the undersigned Substitute Trustee has executed this instrument on the 1st day of November, 1991.

James C. Hofstetter
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James C. Hofstetter, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 1991.

Eunice Miller
NOTARY PUBLIC

My commission expires: 7-24-93

5.9126

TITLE REFERENCE

Nov 1 3 23 PM '91

5918 11/01 0101 03CHECK 73.27

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

RECEIVED OF _____

FOR _____

BOOK 8477 PAGE 732

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 17100.00
CON TX 63.27
PRFEE 1.00
WDEED 9.00
TOTAL 73.27
CHECK 73.27

11/01/91 01 15:26 0001 5918

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9.126

IDENTIFICATION REFERENCE

Nov 1 3 23 PM '91

No. 473073