SUBSTITUTE'S TRUSTEE'S DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 7,114.00.

Affiant

Sworn to and subscribed before me this 22nd day of November, 1991.

NOTARY PUBLIC

My Commission Expires: May 23, 1994

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center
Fifteenth Floor, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
LEONARD L. GRAHAM, et. ux.	SAME	Map 83-3
2329 Brittiany Drive		Par. 148
Nashville, Tennessee 37206		15DA39060

WHEREAS, under a Deed of a Trust, dated May 31, 1990 and recorded in Book 8126, Page 432, Register's Office for Davidson County, Tennessee, said Deed of Trust designated LEONARD L. GRAHAM, JR., as Trustee therein, C. MICHAEL EVANS did hereby pledge the herein described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 19, 1991 and recorded in Book 8469, Page 158, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust nominated and appointed ROBERT F. SPANN as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness requested ROBERT F. SPANN, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, ROBERT F. SPANN, Substitute Trustee, did give twenty days notice and it appeared in the *Nashville Record* the dates October 31, November 7, November 14, 1991 stating that on November 22, 1991 at 10:00 A.M. in the front lobby of the courthouse, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidders for cash, free and clear of the rights of homestead, redemption, and dower, which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and other encumbrances which may appear of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, ROBERT F. SPANN, Substitute Trustee, offered and sold said property to LEONARD L. GRAHAM and wife, NANNIE S. GRAHAM for $ 7,114.25, which was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in had paid, the receipt of which is hereby acknowledge, I, ROBERT F. SPANN, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said LEONARD L. GRAHAM and wife, NANNIE S. GRAHAM, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

BEING part of the westerly part of Lot No. 53 on the Plan of W.S. Ashworth's subdivision of lots Nos. 47,48, 49 and 50 of the Town of Brownsville of record in Book 161, page 153, Register's Office for said County, and described as follows:

BEGINNING on the south margin of Carter Street at the northwest corner of said lot; thence at right angles of said street, southerly 154 feet, more or less, to the northerly margin of an alley 10 feet, more or less, to the northerly margin of the right-of-way of the Lewisburg & Northern Railroad; thence westerly along said right-of-way 54 feet, more or less, to the easterly margin of an alley; thence with said alley northerly 120 feet, more or less, to the beginning.

BEING the same property conveyed to C. MICHAEL EVANS by deed from LEONARD L. GRAHAM and wife, NANNIE S. GRAHAM of record in Book 8126, page 429, Register's Office for Davidson County, Tennessee.

Said Property is known as 2104 Carter Avenue, Nashville, Tennessee. Deed of Trust recorded in Book 8126, page 432, Register's Office for Davidson County, Tennessee.

TO HAVE AND HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successor and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 27 day of November, 1991.

ROBERT F. SPANN, Substitute Trustee

6.4860

Nov 26 8 52 AM '91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

WITNESS my hand and official seal this 22nd day of November,1991.

NOTARY PUBLIC

My Commission Expires: May 23, 1994

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

3648 11/26 0101 03CHECK 36.27

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

RECEIVED OF _____

FOR _____

BOOK 8494 PAGE 597

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 7114.25
				CON TX 26.27
				PRFEE 1.00
				WDEED 9.00
				TOTAL 36.27
				CHECK 36.27
			11/26/91 01	08:54 0001 2648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4860.

IDENTIFICATION REFERENCE

Nov 26 8 52 AM '91

No. 479710