052-05-0

255.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated June 1, 1991, and recorded in Book 8451, page 448, in the Register's Office of Davidson County, Tennessee, Dave Gober, married, conveyed to Richard Northcutt, 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 8478, page 543, in the Register's Office for 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 said Deed of Trust by which advertisement the sale was appointed to be held on the 3rd day of December, 1991, at the main south door of the Courthouse, of Davidson County, Tennessee; 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 Gloria Faye Keffer, whose address is P. O. Box 1653, Madison, Tennessee 37116, at and for the sum of THREE THOUSAND DOLLARS AND NO CENTS ($3,000.00), that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, 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 Gloria Faye Keffer of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Daniel P. Niznik, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Gloria Faye Keffer, her successors and assigns, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Resubdivision of Lots 10 and 11, Lot No 2 on the Plan of Red Bud Terrace, as of record in Book 650, page 195, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Dave Gober, married, by deed of record in Book 8366, page 589, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditament thereunto belonging or in any wise appertaining unto Gloria Faye Keffer, her successors and assigns, in fee simple forever, to whom the said Daniel P. Niznik, 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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	6.00
Publication Expenses	234.90
Attorney's Fees and Trustee's Fees	409.10
Credit on Note	2,350.00
	$3,000.00

IN WITNESS WHEREOF, the said Daniel P. Niznik, Substitute Trustee, has hereunto set his hand and seal this ___3rd__ day of December, 1991.

Daniel P. Niznik, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _3rd_ day of December, 1991, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Daniel P. Niznik, 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.

Notary Public

MY COMMISSION EXPIRES: 1-22-95

JOE W. [illegible] NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PROPERTY ADDRESS
1024-1026 Red Bud
Nashville, Tennessee

PROPERTY OWNER AND
AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Gloria Faye Keffer
P. O. Box 1653
Madison, Tennessee 37116

THIS INSTRUMENT PREPARED BY:
Daniel P. Niznik
Attorney at Law
194 Rebecca Drive
Hendersonville, Tennessee 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 3000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF Dec. 1991.

Deputy Register

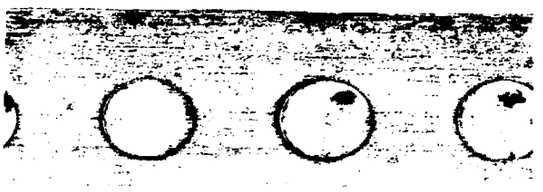
6.95 I.S.

IDENTIFICATION REFERENCE

Dec 13 3 19 PM '91

PICK-UP

2554 12/13 0101 03CHECK 18-10



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8508 PAGE 84

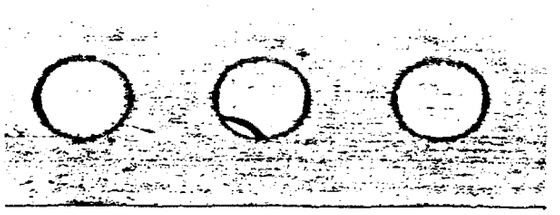
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	6.00
TOTAL	18.10
CHECK	18.10

12/13/91 01 15:22 0001 2554

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6.9 5. 1. 5.

IDENTIFICATION REFERENCE

DEC 13 3 19 PM '91

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

No. 485077