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This Instrument Prepared By: Charles R. Niewold, Attorney
214 Third Avenue, North
P.O. Box 3348
Nashville, TN 37219-0348
(615) 244-2070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5,167.68.

Affiant

Sworn to and subscribed before me this 29th day of January, 1992.

My Commission Expires:
5-20-92

Notary Public

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO: |
|---|---|---|
| Robert E. Poole<br>1700 1/2 8th Avenue, North<br>Nashville, TN 37208 | SAME | 082-07<br>049<br>FB# 20W-15105 |

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated March 18, 1988, of record in Book 7497, page 847, Register's Office for Davidson County, Tennessee, conveyed to Michael F. Mondelli, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to "ourselves"; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 8493, page 887, Register's Office for Davidson County, Tennessee; and

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

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee, Charles R. Niewold, advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on November 28, December 5, December 12, 1991; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 a.m. on December 27, 1991, and Robert E. Poole (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Five Thousand One Hundred Sixty Seven and 68/100 ($5,167.68) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 110 on the Plan of Dr. V.S. Lindsley's Addition to Northeast Nashville, as of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more accurate and complete description.
>
> Being the same property conveyed to Gary L. Dillon and wife, Wanda J. Dillon by deed from Robert B. Beck and wife, Martha L. Beck, of record in Book 6703, page 369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Any and all unpaid taxes.
2. The Plan of record in Book 57, page 25, said Register's Office.
3. Any existing liens.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, 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. Charles R. Niewold, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2nd day of January, 1992.

Charles R. Niewold
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of January, 1992.

NOTARY PUBLIC

My Commission Expires: 5-20-92

7.4256

IDENTIFICATION

JAN 3 2 37 PM '92

PICK-UP

4079 01/03 0101 03CHECK 29.24

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 5167.68 |
| | | | | CON TX 19.24 |
| | | | | PRFEE 1.00 |
| | | | | WDEED 9.00 |
| | | | | TOTAL 29.24 |
| | | | | CHECK 29.24 |
| 01/03/92 | 01 | | | 14:38 0001 4079 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4 2 5.6.

IDENTIFICATION REFERENCE

JAN 3 2 37 PM '92

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 490524