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This instrument prepared by:
ROBERT N. BUCHANAN III
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Return to: File Box 8 (ljh)
Wilkins & Ivey,
2405 Crestmoor Rd
Nashville, TN
37215

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Mr. and Mrs. James H. Kennedy 4653 Tara Drive Nashville, TN 37215	First Tennessee Bank, N.A P. O. Box 1000 Dept. 47 Memphis, TN 38148	131-14-11 FH 09932

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 21st day of January, 1992, by and between ROBERT N. BUCHANAN III, Substitute Trustee (hereinafter referred to as "Substitute Trustee"), and James H. Kennedy and wife, Mary S. Kennedy.

WHEREAS, by Deed of Trust dated the 17th day of September, 1985, of record in Book 6663, page 532, Register's Office for Davidson County, Tennessee, EDWARD KAESER, III and wife, BARBARA R. KAESER conveyed to JAMES WILLIAM HOFSTETTER, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a Note dated September 17, 1985, in the original principal amount of Seventy-four Thousand, Six Hundred Ninety-five and 20/100 Dollars ($74,695.20); and

WHEREAS, the Deed of Trust has been modified and amended by instruments of record in Book 7556, page 44, Book 7847, page 573, Book 7947, page 290, and Book 8203, page 204 Register's Office for Davidson County, Tennessee and;

WHEREAS, JAMES WILLIAM HOFSTETTER was unable to serve as such Trustee and the lawful holder of the Note, Third National Bank in Nashville appointed ROBERT N. BUCHANAN III to serve as Substitute Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 8459, page 236, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and more than twenty (20) days notice was given of such default to EDWARD KAESER, III and wife, BARBARA R. KAESER, in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in the The Nashville Record that the property would be sold at 2:00 p.m. on Saturday, November 9, 1991, at the front door of the residence at 4653 Tara Drive, Nashville, Tennessee, such advertisement appearing in said paper on October 10, 17 and 24, 1991, and sent a copy of such notice to EDWARD KAESER, III and wife, BARBARA R. KAESER and following such notice the default was not cured; and

WHEREAS, due notice of such sale was given, as required by law, to the Internal Revenue Service, which had filed a notice of federal tax lien on said property; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to JAMES H. KENNEDY and wife, MARY S. KENNEDY, at the price of $161,000, this being the highest, last and best bid.

NOW, THEREFORE, I, ROBERT N. BUCHANAN III, Substitute Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Sixty-one Thousand Dollars ($161,000), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto JAMES H. KENNEDY and wife, MARY S. KENNEDY, their heirs, successors and assigns, all of my right, title and interest in and to the following

described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, being Lot No. 241 on the Plan of Section II, Tynewood Estates, of record in Book 2900, pages 89 and 90, Register's Office for said County and described as follows:
>
> BEGINNING at a point in the west margin of Tara Drive at the common corner of Lots 240 and 241; thence with the line between said lots, westerly 267 feet to a corner of Lot 266; thence with the line between Lots 241 and 266, northerly 215.2 feet to the south margin of Tynewood Drive; thence with the margin of the same, easterly partly around a slight curve 301.6 feet to the beginning of a curve; thence around said curve southeasterly 39.6 feet to the west margin of Tara Drive; thence with the margin of the same southerly 240.5 feet to the point of beginning.
>
> Being the same property conveyed to Edward Kaeser, III and wife, Barbara R. Kaeser, by Deed from Edward H. Johnson, Jr. and wife, Cathryne Bernice Johnson, of record in Book 5018, page 34, Register's Office for Davidson County, Tennessee.
>
> This property is known as 4653 Tara Drive, Nashville, TN 37215.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of all legal and equitable rights of redemption and all other rights of redemption, statutory or otherwise, homestead, dower and all other exemptions and marital rights as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any mechanics' and materialmen's liens, filed or unfiled.

(2) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(3) Such easements and restrictions as may be applicable.

(4) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(5) Rights or claims of parties in possession.

(6) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(7) Rights of redemption, if any, including, but not limited to the right of redemption set forth in Tennessee Code Annotated Section 66-8-101 et. seq.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robert N. Buchanan III

ROBERT N. BUCHANAN III,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, P. Teresa Spears, a Notary Public of the State and County aforesaid, personally appeared ROBERT N. BUCHANAN III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of January, 1992.

P. Teresa Spears
Notary Public

My commission expires: 4 May 20, 1992

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $161,000.00.

James S. Kennedy
Affiant

Subscribed and sworn to before me this the 21st day of January, 1992.

Notary Public

My commission expires: 9/26/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8320R/01-17-92

7.82 4 0

IDENTIFICATION REFERENCE

JAN 22 10 15 AM '92

DAVIDSON COUNTY, TN

37.00 92/22 0101 03CHECK 611.70

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 161000.00
				CON TX 595.70
				PRFEE 1.00
				WDEED 15.00
				TOTAL 611.70
				CHECK 611.70
01/22/92	01			10:16 0001 8716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.2.4 0

IDENTIFICATION REFERENCE

JAN 22 10 15 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 495106