THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,600.00.

Robert H Herrman
Affiant

Subscribed and sworn to before me on this the 6th day of December, 1991.

James A Carney
NOTARY PUBLIC
My Commission Expires: 11-4-92

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Robert H. Herrman 905 Stahlman Building Nashville, Tennessee 37201	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 92-7 Parcel 228

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Jack J. Cohen and wife, Bessie D. Cohen, to Larry R. Johnson, an unmarried man, of record in Book 5967, page 337, Register's Office for Davidson County, Tennessee, in which Installment Deed, Larry R. Johnson joined and conveyed the hereinafter described property to Morris Levine, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, J. A. Carney was subsequently appointed Substitute Trustee by instrument of record in Book 8481, page 718, said Register's Office; and

WHEREAS, default was made in the payments and conditions of said note and the the owner and holder of said note instructed the said J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee, on Friday, December 6, 1991 at 12:45 o'clock P.M.; and

WHEREAS, at the time and place stated in said advertisement, the said J. A. Carney, Substitute Trustee, offered the property, hereinafter described, for sale to the highest and best bidder for cash at public outcry, free from the statutory right of redemption, equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. A. CARNEY, Substitute Trustee, offered for sale and sold said property to ROBERT H. HERRMAN for Four Thousand Six Hundred ----- And No/00 ----- ($4,600.00) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of Four Thousand Six Hundred ----- And No/00 ----- ($4,600.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. A. CARNEY, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said ROBERT H. HERRMAN, his heirs and assigns, the following described real property in Davidson County, Tennessee:

BEING Lot No. 15 on the Map of T. J. Hardings Subdivision of Lot. No. 6 on the Elizabeth Harding Lytle Tract, as of record in Book 161, page 11, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 50 feet on the westerly side of 22nd Avenue North, formerly St. Charles Street, and runs back between parallel lines, 108 feet to an alley.

BEING the same property conveyed to Larry R. Johnson, an unmarried man, by deed from Jack J. Cohen and wife, Bessie D. Cohen, of record in Book 5967, page 331, Register's Office for Davidson County, Tennessee, and subsequently conveyed to John C. Wash, Jr., a single person, by deed from Larry R. Johnson, a single person, of record in Book 5971, page 953, said Register's Office.

The legal description was obtained from the last recorded conveyance of record.

THIS IS IMPROVED PROPERTY, commonly known as 745 22nd Avenue, North, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this the 6th day of December, 1991.

J. A. Carney Substitute Trustee

J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, James A. Carney, 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 and official seal at Nashville, Tennessee, this 6th day of December, 1991.

NOTARY PUBLIC

My Commission Expires: July 23, 1994

9749 01/24 0101 03CHECK 27.02

7.9165

IDENTIFICATION REFERENCE

JAN 24 1 00 PM '92

DAVIDSON COUNTY, TN

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 8535 PAGE 265

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	0.46
CON TX	17.02
PRFEE	1.00
WDEED	9.00
TOTAL	27.02
CHECK	27.02

01/24/92 01 16:00 0001 9749

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9 1.6.5

IDENTIFI REFERENCE

JAN 24 4 00 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 496121