PREPARED BY & RETURN TO: FILE BOX 61
WALT, DYER & JAMES, ATTYS.
ONE BURTON HILLS BLVD., SUITE 130
NASHVILLE, TN 37215

Address of new owner: James A. Waechter, Trustee
c/o Walt, Dyer & James, Attys.
One Burton Hills. #130
Nashville, TN 37215

Send tax bills to: send tax bills to owner

MAP 92-13
Par 350

BOOK 8547 PAGE 196

this is unimproved real property with an address of 3311 Elkins Ave,; Nashville, TN

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into this 7th day of FEBRUARY, 1992, by and between KENNETH M. BALLEW, SUBSTITUTE TRUSTEE, appointed SUBSTITUTE TRUSTEE by instrument of record in Book 7319, page 819, Register's Office for Davidson County, Tennessee, the PARTY OF THE FIRST PART, and the purchaser, James A. Waechter, Trustee* the GRANTEE herein, the PARTY OF THE SECOND PART.

*with full power to sell or convey without joinder of any other party

WITNESSETH:

WHEREAS, by INSTALLMENT DEED dated July 2, 1981 and of record in Book 5767, page 86, Register's Office for Davidson County, Tennessee, James E. Owens and James A. Ragghianti conveyed to John W. Nelley, Jr., Trustee to secure to Mary Lindsay Polk and Lindsay Polk Stone the payment of one note in the amount of Six Thousand and 00/100 Dollars ($6,000.00); and,

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell the said property, as provided by the said INSTALLMENT DEED, the PARTY OF THE FIRST PART did, by publication in THE NASHVILLE RECORD advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at the front door of the Court House in Nashville, Davidson County, Tennessee and, after receiving competitive bids, sold the property to James A. Waechter, Trustee at the price of $ 2,000.00 , this being the best, highest and last bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $2,000.00cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has

State of Tennessee)) County of Davidson)) The actual Consideration or value for this transaction, whichever is greater, for this transfer is $ 2,000.00

affiant

Sunscribed and sworn to before me this 7th day of February, 1992.

notary

my commission expires: 5/23/1995

this day bargained and sold and does hereby sell, transfer and convey unto the PARTY OF THE SECOND PART, its/their successors, heirs and assigns, forever, the following described tract of land:

> Land in Davidson County, Tennessee, being lot number 118 on the plan of HORTENSE PLACE, as of record in Book 161, page 167, Register's Office for Davidson County, Tennessee. Said lot 118 fronts 50 feet on the southerly side of Elkins Avenue, formerly Second Avenue, and runs back between parallel lines 151 feet more or less, on the easterly line and 150 feet, more or less, on the westerly side to an alley.
>
> Being the same property conveyed to Volunteer Properties by deed of record in Book 5816, page 4, and also being the same property conveyed to Erban Realty Co. by Final Decree Confirming Sale, of record in Book 8086, page 328, said Register's Office.

TO HAVE AND TO HOLD said tract of land together with all improvements thereon and all appurtenances thereunto belonging, unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of redemption and deeds of trust, if any.

AND PARTY OF THE FIRST PART, as SUBSTITUTE TRUSTEE, does he-eby transfer, assign and set over unto PARTY OF THE SECOND PART all the covenants and warranties contained in the aforesaid Deed of Trust or Installment Deed and does hereby warrant the title as fully as he is authorized to do so as SUBSTITUTE TRUSTEE but not further or otherwise. WITNESS MY HAND this 7th day of February, 1992.

Kenneth M. Ballew, Substitute Trustee

State of Tennessee)
County of Davidson)

On this 7th day of February, 1992, before the undersigned Notary for and in the aforesaid county and state, personally appeared Kenneth M. Ballew, Substitute Trustee, known personally to me, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and offical seal at Nashville, Tennessee, this 7th day of February, 1992.

Notary Public

my commission expires: 5/23/1995

FEB 18 [illegible]

9502010036CHEK 14.40

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

RECEIVED OF _____

FOR _____

BOOK 8547 PAGE 198

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 2000.00
				CON TX 7.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 14.40
				CHECK 14.40
			02/10/92 01	14:08 0001 9958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

830083

IDENTIFICATION REFERENCE

FEB 10 2 08 PM '92

DAVIDSON COUNTY, TN

No. 500550