Name + Addres New Owner Map 74-8 Pc. 9C
Billy J. Lee wife Rose M. Lee
459 General Kershaw Dr.
Old Hickory Tenn. 37138

THIS INSTRUMENT PREPARED BY:
J. K. WOODARD
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Send Tax Bills
To same

BOOK 8557 PAGE 619

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a certain Deed of Trust dated September 21, 1987, executed by JOE C. MCGUFFEE, and recorded in Book 7373, page 186, Register's Office for Davidson County, Tennessee, and in Book 217, page 72, Register's Office for Dickson County, Tennessee, the herein described property was conveyed to D. J. Brewer, Trustee, to secure the indebtedness described in said Deed of Trust, and the entire indebtedness having been declared due and payable as provided in said Deed of Trust by the lawful owner and holder of said indebtedness, OLD HICKORY CREDIT UNION; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Deed of Trust of record in Book 7373, page 186, Register's Office of Davidson County, Tennessee, and in Book 217, page 72, Register's Office of Dickson County, and OLD HICKORY CREDIT UNION being the holder of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested James R. Lawson, Substitute Trustee, (said Substitute Trustee having been appointed as such by instrument of record in Book 8332, page 298, Register's Office of Davidson County, Tennessee, and Book 286, page 314, Register's Office of Dickson County, Tennessee), to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said Deed of Trust; and

WHEREAS, James R. Lawson, Substitute Trustee, did give more than twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on January 30, 1992, February 6, 1992, and February 13, 1992, and in Three (3) weekly publications in The Dickson Herald, said advertisement appearing in the editions of said newspaper on January 29, 1992, February 5, 1992, and February 12, 1992, stating that on the 20th day of February, 1992, at 11:30 a.m. at the South door of the Davidson County Courthouse in Nashville, Tennessee, said property, hereinafter described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (February 20, 1992), said James R. Lawson, Substitute Trustee, offered said property for sale at public outcry and sold said property to BILL J. LEE and wife, ROSE M. LEE, for Eighty-One Thousand Five Hundred ($81,500.00) Dollars, which was the amount of the highest and last bid.

NOW, THEREFORE, I, James R. Lawson, Substitute Trustee, in pursuance of the power and authority contained in said Deed of Trust, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, receipt of which is hereby acknowledged, do hereby bargain and sell and by these presents do hereby transfer and convey to said BILL J. LEE and wife, ROSE M. LEE, their heirs and assigns, as Grantees, the following described property, to wit:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot No. 760 on the Plan of

Hermitage Hills, Section 7, as of record in Book 3300, pages 62 and 63, said Register's Office. Said Lot No. 760 fronts 75 feet on the Easterly side of Bonnavent Drive and runs back 169.1 feet on the North line and 178.5 feet on the South line to a dead line measuring 91 feet thereon.

Being the same property conveyed to Joe C. McGuffee by instruments of record in Book 4973, page 500 and Book 5277, page 721, Register's Office of Davidson County, Tennessee.

TRACT NO. 2: A 4.86 acre tract being a parcel of land lying in the 7th Civil District of Dickson County, Tennessee and being a portion of the Joe McGuffee tract as recorded in Volume 217, page 71, Register's Office of Dickson County, Tennessee, described as follows:

BEGINNING at an iron pin on the south right of way of Old Lock A Road and being the southwest corner of this tract and the southeast corner of Melvin Smalley as shown on Tax Map 24 Parcel 7; thence leaving the road and with said Smalley, north 25 deg. 03 min. 31 sec. east, 191.24 feet to a 30 inch west oak; north 7 deg. 00 min. 00 sec. west, 397.61 feet to an iron pin in a cross fence; thence leaving Smalley and generally with the fence south 65 deg. 30 min. 18 sec. east 461.43 feet to a point; south 34 deg. 29 min. 38 sec. east 174.39 feet to an iron pin, also a point in the west margin of a reserved parcel from the McGuffee tract; thence leaving the fence and along the west margin of the reserved strip, south 43 deg. 12 min. 06 sec. west 481.51 feet to an iron pin on the south right of way of said road; thence with the right of way, north 61 deg. 55 min. 42 sec. west, 251.11 feet to the point of beginning containing 4.86 acres, per survey by Mid-Southern Surveying Co., Dickson, TN.

BEING a part of the property conveyed to Joe C. McGuffee by Quitclaim Deed from Pamela Jael McGuffee, of record in Book 217, page 17, Register's Office of Dickson County, Tennessee.

Tract No. 1 is property known as 7006 Bonnavent Drive, Hermitage, Tennessee, and Tract No. 2 is 4.86 acres of land in Charlotte, Tennessee.

The said James R. Lawson, Substitute Trustee, does hereby sell this property as Substitute Trustee under said Deed of Trust and not otherwise.

The above-described property is sold subject to any and all unpaid taxes, restrictions of record, easements, and any other prior mortgages and liens of record.

WITNESS my hand and seal on this the 20th day of February, 1992.

James R. Lawson, Substitute Trustee

JAMES R. LAWSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, James R. Lawson, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 20th day of February, 1992.

Phyllis A Williams
NOTARY PUBLIC

My Commission Expires: My Commission Expires SEPT. 24, 1994

STATE OF TENNESSEE

COUNTY OF

The actual consideration for this transfer is $81,500.00. This is equal to or greater than the property transferred would bring at a fair and voluntary sale

Billy J. Lee
AFFIANT

Sworn to and subscribed before me this 21st day of February, 1992.

J. K. Nichol
NOTARY PUBLIC

My Commission Expires: Feb. 20 1994

86777

IDENTIF. REFERENCE

FEB 25 1 33 PM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

PICK-UP

4156 02/25 0101 03CHECK 311.55

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



RECEIVED OF _____

FOR _____

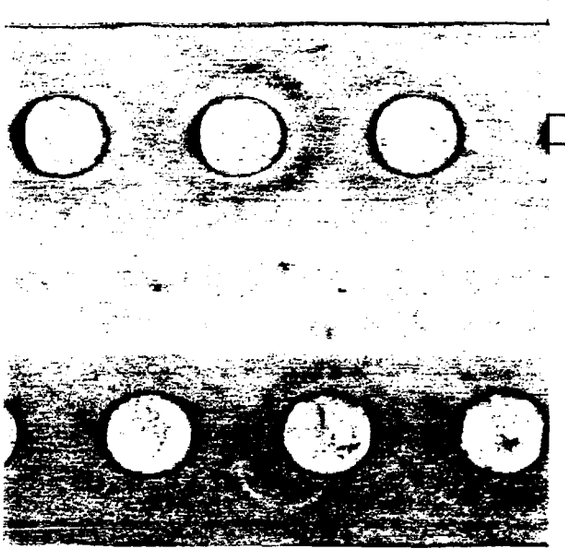
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 81500.00
				CON TX 301.55
				PRFEE 1.00
				WDEED 9.00
				TOTAL 311.55
				CHECK 311.55
02/25/92	01			13:33 0001 4156



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

86777

IDENTIF. REFERENCE

FEB 25 1 33 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 504684