BOOK 8566 PAGE 243

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Substitute Trustee

Map 133-5
Parcel 9

SUBSTITUTE TRUSTEE'S DEED

TO: Ella Lee Nease
3110 Nolensville Road - Apt. 805
Nashville, TN 37211

WHEREAS, by Deed of Trust executed January 24, 1986, and recorded in Book 6770, page 562, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Tracy Shaw and wife, Kathy Shaw (Mortgagors) to Staurn & Mazer, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, Ella Lee Nease is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 6770, page 562, Register's Office of said County; and

WHEREAS, Ella Lee Nease did appoint M. Norris Jenkins as Substitute Trustee by instrument of record in Book 8404, page 160, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, February 28, 1992, at 11:15 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Ella Lee Nease was the highest and best bidder for cash, said bid being in the amount of $40,021.24;

NOW THEREFORE, I, M. Norris Jenkins, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Ella Lee Nease, her successors and assigns forever, that certain land described as follows:

> Being Lot No. 357 on the Map of Sunrise Park 2nd Plan as of record in Book 421, page 46, R.O.D.C., Tennessee.
>
> Said Lot No. 357 fronts 50 feet on the northerly side of Veritas Street and extends back between parallel lines 150 feet to an alley in the rear.
>
> Being the same property conveyed to James R. Trathen and wife, Gloria Trathen and Malcolm L. Barineau and wife, Toni Barineau, by deed from Tracy Shaw and wife, Kathy Shaw of record in Book , page , Register's Office for Davidson County, Tennessee.
>
> This is improved property at 522 Veritas Street, Nashville, Tennessee.

It is the intention and purpose of M. Norris Jenkins, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Substitute Trustee and not individually. There is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Substitute Trustee, have executed this deed of conveyance this 28th day of February, 1992, by subscribing hereto my official signature.

M. NORRIS JENKINS

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 28th day of February, 1992, at Nashville, Tennessee.

My Commission Expires:
9-24-93

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $40,021.24, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of February, 1992, at Nashville, Tennessee.

My Commission Expires:
9-24-93

NOTARY PUBLIC

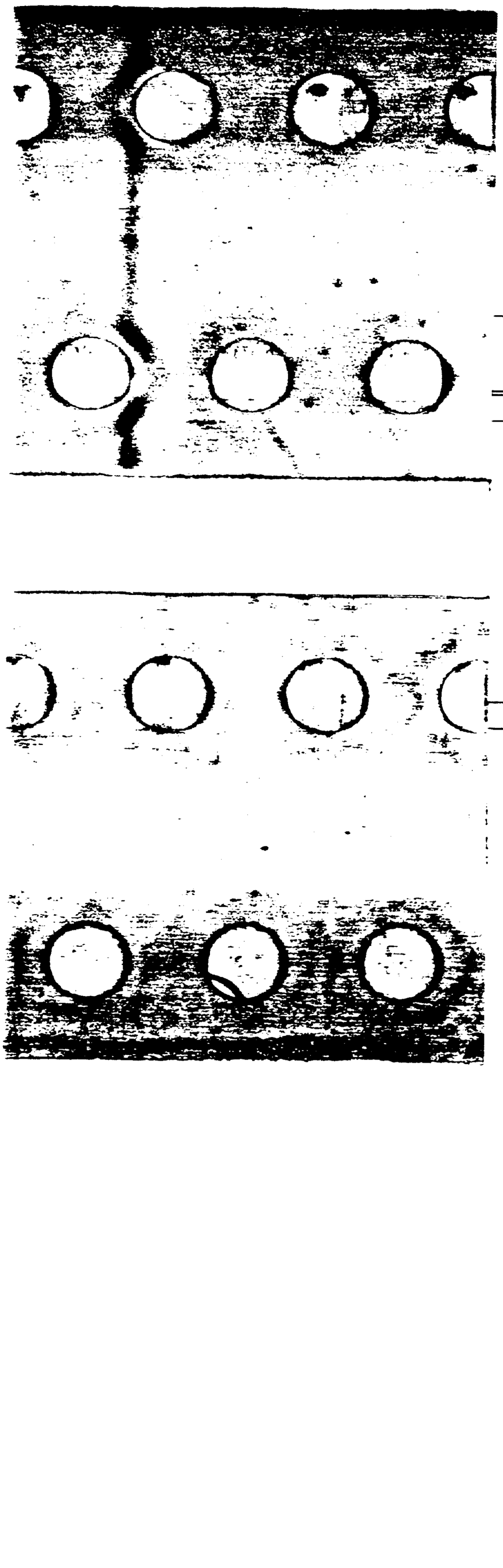
8.9.4.9.4

IDENTIFI REFERENCE

MAR 4 11 23 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/04 0101 03CHECK 158.00



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 40021.24
CON TX 148.00
PRFEE 1.00
WDEED 9.00
TOTAL 158.00
CHECK 158.00

03/04/92 01 11:24 0001 3170

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.4.9.4:

IDENTIFICATION REFERENCE:

Mar 4 11 23 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 507656