BOOK 8569 PAGE 299

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Thomas M. Ward

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mr. Thomas M. Ward 810 Meridien St. Nashville, Tn 37207	(same)	Map 82-7; Parcel 91

This instrument prepared by: DEARBORN & EWING, 1200, NationsBank Plaza, 414 Union Street, Nashville, Tennessee 37219-1777

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,350.

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 5th day of March, 1992.

Teresa C. Seitz
Notary Public

My Comm. Expires: 9/24/94

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 2, 1988, of record in Book 7577, page 544, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Roger Bates and wife, Jamie Jean Bates, conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8543, page 257, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of Scott C. Williams, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:15 P.M., on Thursday, February 27, 1992, at the front door of the Courthouse, in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all rights of redemption afforded by statute, equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on February 6,

13, and 20, 1992; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Thomas M. Ward, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Thomas M. Ward, acknowledges receipt of the sum of Fifteen Thousand Three Hundred Fifty and no/100 Dollars ($15,350.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Thomas M. Ward, his heirs and assigns, the following described real estate in Davidson County, Tennessee:

> Being Lot Nos. 141 and 142 Lindsley's Addition to Edgefield as of record in Plat Book 57, page 25, Register's Office for Davidson County, Tennessee.
>
> Said lots front together 100 feet along the westerly margin of Meridian Street and extends back between parallel lines 174 1/4 feet to an alley in the rear, the point of beginning, or southeast corner of this property being 300 feet northerly from the margin of Hancock Street with said westerly margin of Meridian Street.
>
> Being the same property conveyed to Roger Bates by Trustee's Deed from Robert H. Waldschmidt, Trustee, of record in Book 7303, page 598, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Thomas M. Ward, his heirs and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Thomas M. Ward, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 5th day of March, 1992.

Stephen C Baker

Stephen C. Baker,
Substitute Trustee

4277 03/06 0101 03CHECK 63.61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of March, 1992.

Teresa C. Tatter

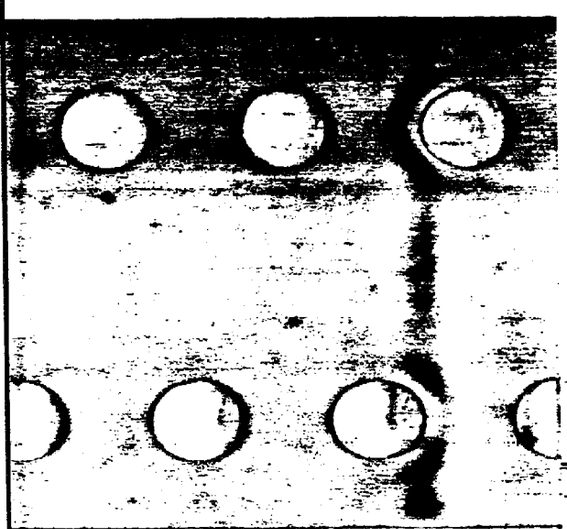
NOTARY PUBLIC

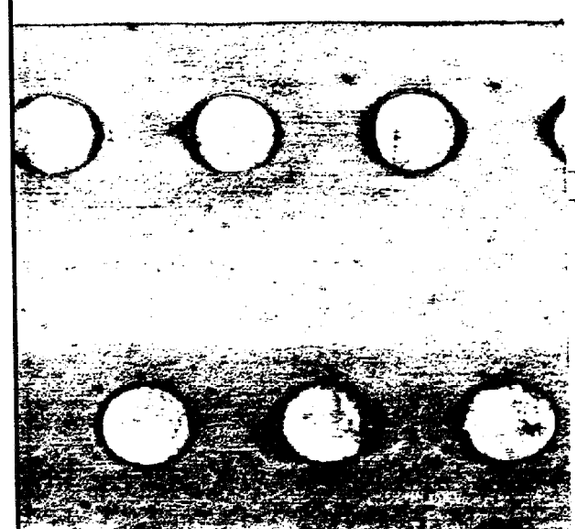
My Commission Expires: 9/24/94

8209/1LR
SVN503-00960/ 3/2/92

IDENTIFICATION REFERENCE
90498

MAR 6 3 41 PM '92
DAVIDSON COUNTY, TN





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 15350.00
MOR TX 56.61
ERR CO
MOR TX 56.61-
CON TX 56.61
PRFEE 1.00
WDEED 6.00
TOTAL 63.61
CHECK 63.61

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/06/92 01 15:41 0001 4277

90498

IDENTIFICATION REFERENCE

MAR 6 3 41 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 508749