PREPARED BY:
STELTEMEIER & WESTBROOK
ATTORNEYS AT LAW
2002 RICHARD JONES ROAD
NASHVILLE, TENN. 37215

SUBSTITUTE TRUSTEE'S DEED BOOK 8630 PAGE 256

WHEREAS, under a Deed of Trust dated February 17, 1977, and recorded in Book 5117, Page 579, Register's Office, Davidson County, Tennessee.

WHEREAS, by instrument recorded in the Register's Office of Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the above mentioned Deed of Trust nominated and appointed J. William Lincoln, III, as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, provisions and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire indebtedness due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested the undersigned Substitute Trustee to sell said property; and

WHEREAS, I, the undersigned Substitute Trustee, did give twenty-one (21) days notice of time, place and terms of the sale by an advertisement in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the edition of said newspaper under the dates of April 23rd, April 30th, and May 7th, 1992, stating that on May 19, 1992, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12:00 noon, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and all prior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, the undersigned Substitute Trustee, offered said property for sale at public outcry and sold said property to Dottie C. Spann for $24,000.00/00, which amount was the highest, best, and last bid.

NOW, THEREFORE, IN CONSIDERATION OF the sum of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby bargain and sell and by these presents transfer and convey unto the said Dottie C. Spain (hereinafter referred to as Grantee), Grantee's heirs, successors and assigns, the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Irvington as of record in Book 843, page 60, in the Register's Office for said County.
>
> Said Lot No. 38 fronts 60 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line in the rear, on which it measures 60 feet.
>
> Being the same property conveyed to the grantors by deed of even date being recorded simultaneously herewith.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's heirs, successors and assigns forever, but subject to said unpaid real estate taxes and all prior liens of record.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 20th day of May, 1992.

J. William Lincoln III
J. WILLIAM LINCOLN, III
Substitute Trustee

IDENTIF. TREFERENCE
MAY 20 1 35 PM '92
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for the State and County aforesaid, J. William Lincoln, III, 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.

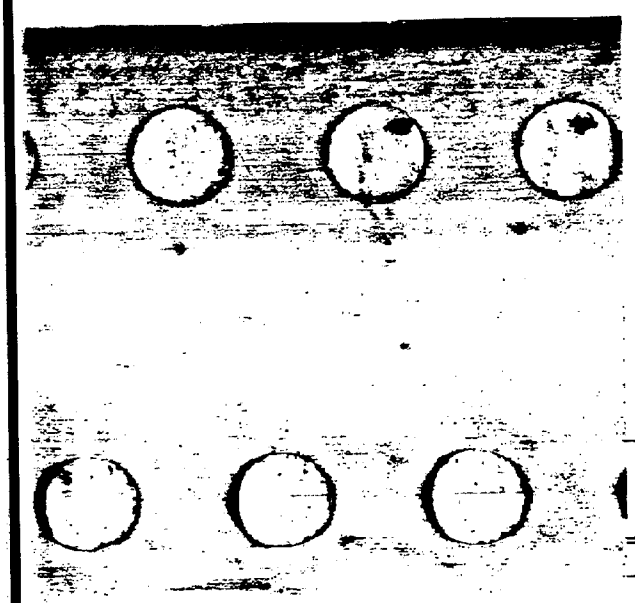
Witness my hand and official seal at office, this the 20th day of May, 1992.

Patricia A. Pierson
NOTARY PUBLIC

My Commission Expires: 4/21/92

NOTARY PUBLIC

3534 05/20 0101 03CHECK 98.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

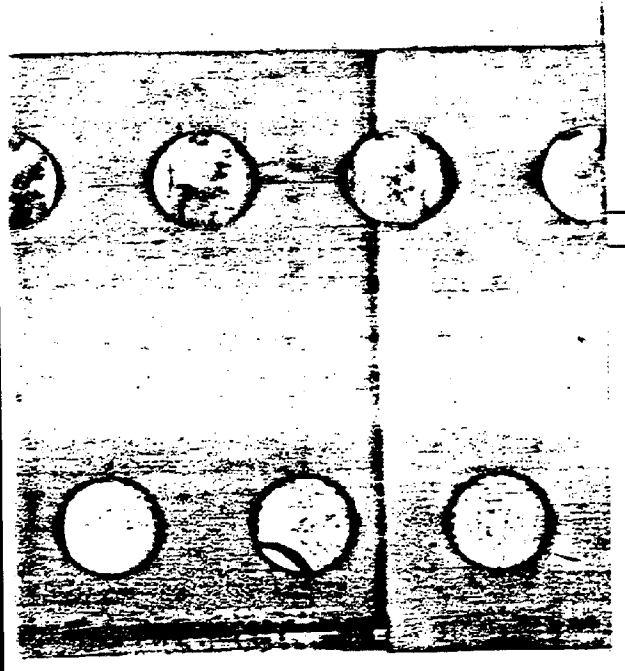
RECEIVED OF _____

FOR _____

BOOK 8630 PAGE 259

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	24000.00
CON TX	88.80
PRFEE	1.00
WDEED	9.00
TOTAL	98.80
CHECK	98.80

05/20/92 01 13:35 0001 8534

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F1870

IDENTIF. REFERENCE

MAY 20 1 35 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 532712