This Instrument was prepared by:

Martin C. Giner, Attorney
Washington Square, Suite 326
222 Second Avenue North
Nashville, TN 37201
(615) 259-9222

## SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

| Address of New Owner as Follows | Send Tax Bill To | Map/Parcel Nos. |
|---|---|---|
| Barbara Wade<br>4348 Beckman Drive<br>Nashville, TN. 37215 | Barbara Wade<br>4348 Beckman Drive<br>Nashville, TN. 37215 | 30/217 |

**WHEREAS**, on the 16th day October, 1987, William E. McGuire and Wife, Judy E. McGuire conveyed to R.R. Hedgepath, Trustee, the property herein described by Installment Deeds recorded in the Register's Office for Davidson County, Tennessee in Book 7450, Page 112, and Book 7384, Page 602, for the purposes set forth in said Installment Deeds; and

**WHEREAS**, the Trustee named in deeds above mentioned have refused or are unable to execute said trust, and Barbara F. Wade the true and lawful owner of the notes secured thereby, has appointed Martin C. Giner as Substitute Trustee in accordance with the terms of said Installment Deeds by instruments of record in Book 8637, Page 91, and Book 8637, Page 93; and

**WHEREAS**, default having been made in the terms, conditions, provisions, and payments made and provided for in said instrument and the entire balance of the indebtedness having been declared due and payable as made and provided for in said Deed of Trust ~~and~~ or Installment Deeds; and

**WHEREAS**, Barbara F. Wade, as the true and lawful owner of the notes secured by said instrument have advised Martin C. Giner of the default in the terms of the Installment Deeds. and

**WHEREAS**, the said Martin C. Giner, Substitute Trustee, did advertise, in accordance with the provisions of said Deed of Trust to sell said property at the front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, on the 3rd

day of July, 1992, at 12:00 noon Central Standard Time; and

**WHEREAS,** on said date, at the time and place stated in said advertisement, the said Martin C. Giner, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to Barbara Wade for the sum of Twenty-Four Thousand Eight Hundred Six Dollars and Seventy-Six Cents ($24,806.76) which was the highest, best and last bid received;

**NOW THEREFORE,** in consideration of the sum of Twenty-Four Thousand Eight Hundred Six Dollars and Seventy-Six Cents ($24,806.76), Martin C. Giner, Substitute Trustee, does hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said Barbara Wade (hereinafter referred to as "Grantee"), her successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

**TRACT 25**

**BEING** a Tract of land shown on property map 30, Assessor's office, Bounded in general by Tract 24 of the David Wade Bear Hollow Road Division, and David Shultz, on the north; by Tract 26 of said division on the southeast; by George Runquist on the southwest; and by Tract 4 of said division on the west, and lying off the south side of Bear Hollow Road, more particularly described as follows:

**COMMENCING** at an iron pin near the creek and the south margin of Bear Hollow Road, said pin being located in the common line between Tracts 3 and 5 of the David Wade Bear Hollow Road Division; Thence leaving the road and with said common line S 02 deg. 28 min. 08 sec. W 309.47 ft. to an iron pin, the southwest corner of Tract 3; Thence continuing with the common line between said tracts S 86 deg. 52 min. 20 sec. E 187.53 ft. to a wood corner post, said post being an eastern corner of Tract 5 and the northwest corner of David Shultz (Ref. Deed Book 5285, Page 697, R.O.D.C.); Thence leaving Tract 3 and with Shultz's west line S 56 deg. 21 min. 20 sec. E 1153.07 ft. to an iron pin, the true point of beginning for the herein-described tract;

**THENCE** leaving this true point of beginning and continuing with Shultz' west line S 56 deg. 21 min. 20 sec. E 200.00 ft. to an iron pin, the northernmost corner of Tract 26 of the aforementioned division; Thence leaving Shultz and with the northwest line of Tract 26 S 66 deg. 20 min. 04 sec. W 1105.93 ft. to a point near a fence in George Runquist's north line (Ref. Deed Book 4809, Page 270, R.O.D.C.); Thence with Runquist's north line, running near the fence, N 54 deg. 17 min. 15 sec. W 197.05 ft. to a large black oak, the southeast corner of Tract 4 of said division; Thence leaving Runquist and with the east line of Tract 4 N 02 deg. 28 min. 08 sec. E 531.89 ft. to an iron pin in the south line of Tract 24; Thence with the south line of Tract 24 S 84 deg. 40 min. 25 sec. E 987.77 ft. to the true point of beginning containing 10.30 acres, more or less, and being part of Deed Book 7450, Page 112, Register's Office, according to surveys dated 3/6/85 and 12/15/86 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

**BEING** part of the same property conveyed to William McGuire, Sr. by Deed from David Wade, III and James I. Caldwell, III of record in Book 7450, Page 112, Register's Office for Davidson County, Tennessee.

**TRACT 26**

**BEING** a tract of land shown on property map 30, Assessor's Office, bounded in general by Tract 25 of the David Wade Bear Hollow Road Division on the northwest by David Shultz on the east, and by George Runquist on the south, and lying off the south side of Bear Hollow Road, more particularly described as follows:

**COMMENCING** at an iron pin near the creek and the south margin of Bear Hollow Road, said pin being located in the common line between Tracts 3 and 5 of the David Wade Bear Hollow road Division; Thence leaving the road and with said common line S 02 deg. 28 min. 08 sec. W 309.47 ft. to an iron pin, the southwest corner of Tract 3; Thence continuing with the common line between said tracts S 86 deg. 52 min. 20 sec. E 187.53 ft. to a wood corner post, said post being an eastern corner of Tract 5 and the northwest corner of David Shultz (Ref. Deed Book 5285, Page 697, R.O.D.C.); Thence leaving Tract 3 and with Shultz's west line S 56 deg. 21 min. 20 sec. E, passing an iron pin (the common corner between Tracts 24 and 25 of the aforementioned division) at 1153.07 ft., in all 1353.07 ft. to an iron pin, the easternmost corner of Tract 25 of said division, and the true point of beginning for the herein-described Tract;

**THENCE** leaving this true point of beginning and continuing with Shultz' west line S 56 deg. 21 min. 20 sec. E 159.65 ft. to an iron pin; Thence S 08 deg. 07 min. 17 sec. W 641.50 ft. to an iron pin on the north side of a fence, said pin being located in George Runquist's north line (Ref. Deed Book 4809, Page 270, R.O.D.C.); Thence leaving Shultz and with Runquit's north line, generally running with the fence, N 86 deg. 38 min. 50 sec. W 726.63 ft. to an iron pin at a fence post; Thence N 54 deg. 17 min. 15 sec. W 406.20 ft. to an iron pin, the southernmost corner of Tract 25; Thence leaving Runquist and with the southeast line of Tract 25 N 66 deg. 20 min. 04 sec. E 1105.93 ft. to the true point of beginning, containing 11.50 acres, more or less, according to a survey dated 12/15/86 by Randolph L. Chapdelaine, 5106 Old Harding Road, Franklin, Tennessee 37064.

**BEING BEING** part of the same property conveyed to William McGuire, Sr. by Deed from David Wade, III and James I. Caldwell, III of record in Book 7384, Page 602, Register's Office for Davidson County, Tennessee.

To have and to hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, her heirs, successors, and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed ~~of Trust~~ Installment JW 7-6-92 in as full and ample manner as

under it I can or should do, but I convey, assign and transfer as Substitute Trustee and not any further or otherwise.

**WITNESS** my hand this 6th day of July, 1992.

MARTIN C. GINER,
Substitute Trustee

**STATE OF TENNESSEE)**
**)**
**COUNTY OF DAVIDSON)**

3003 07/06 0101 03CHECK 108.76

Personally appeared before me, the undersigned Notary Public, Martin C. Giner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

**WITNESS** my hand in Nashville, Davidson County, Tennessee, on this 6th day of July, 1992.

NOTARY PUBLIC

My Commission Expires:

9/16/95

**STATE OF TENNESSEE)**
**)**
**COUNTY OF DAVIDSON)**

IDENTIF. TREFERENCE
JUL 6 4 08 PM '92
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

25363

The actual consideration on this transfer is $24,806.16/100.

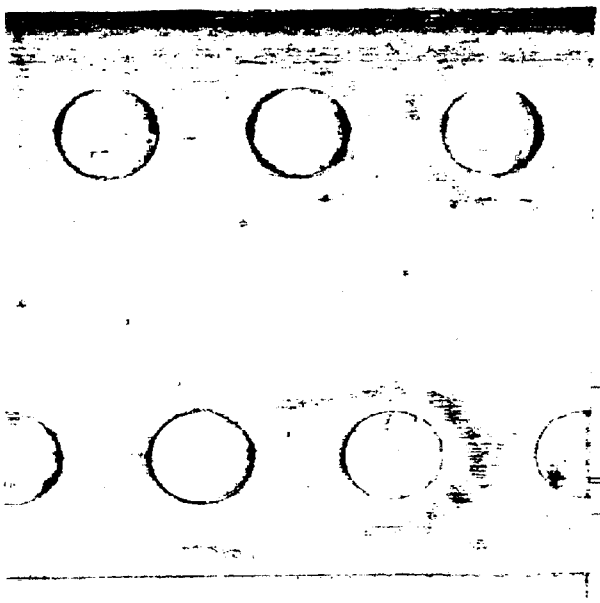
AFFIANT

Sworn and subscribed before me this 6th day of July, 1992.

NOTARY PUBLIC

My Commission Expires:

9/16/95



**OFFICIAL RECEIPT**

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

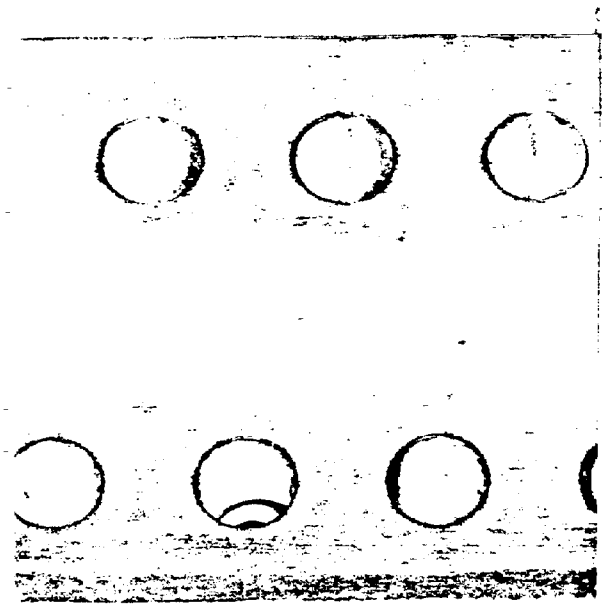
RECEIVED OF _____

FOR _____

BOOK 8669 PAGE 661

| | | |
|---|---|---|
| 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 24806.16
CON TX 91.76
PRFEE 1.00
WDEED 16.00
TOTAL 108.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 108.76

07/06/92 01 15:57 0001 3003

25363

IDENTIF. REFERENCE

JUL 6 4 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547782