THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

SHIRLEY ARNOLD
817 N. SUMMERFIELD DRIVE
MADISON, TN 37115

MAP AND PARCEL NO:

MAP 71-11, PARCEL 243

SEND TAX BILLS TO:

SAME

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th of December, 1987, WILLIAM D. CASTLEMAN was named Trustee by Deed of Trust, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to WILLIAM RUSSELL ANDERSON AND KATHY RHODES, TRUSTEE FOR ANDREA BLISS ANDERSON, the payment of one (1) note of even date, in the original principal amount of THIRTY THREE THOUSAND AND NO/100 ($33,000.00) Dollars, due and payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 7346, page 392, Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, WILLIAM RUSSELL ANDERSON assigned his beneficiary interest in and to said Deed of Trust to Kathy Rhodes, Trustee for Andrea Bliss Anderson, by Assignment of record in Book 7513, page 956, said Register's Office; and

WHEREAS, by Appointment of Substitute Trustee dated June 12, 1992, of record in Book 8656, page 909, Register's Office for DAVIDSON County, Tennessee, THOMAS M. BLACK was appointed Substitute Trustee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to LIVINGSTON AND ETHEL TAYLOR, MORTGAGORS, and LIVINGSTON AND ETHEL TAYLOR, MORTGAGORS, having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I THOMAS M. BLACK, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the

Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments, by giving thirty (30) days notice by three successive publications, namely July 2, 1992, July 9, 1992 and July 16, 1992, in the Nashville Record, a newspaper published in DAVIDSON county, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on August 3, 1992, at 12:00 P.M., at the South Door of the Metropolitan Courthouse for Nashville and Davidson County, Tennessee, in Nashville, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time SHIRLEY ARNOLD submitted the highest and best bid in the amount of SIXTEEN THOUSAND SEVEN HUNDRED SIXTY FOUR AND 50/100 ($16,764.50) Dollars.

NOW, THEREFORE, in consideration of the premises, I, THOMAS M. BLACK, do hereby sell, transfer and convey to SHIRLEY ARNOLD, HER heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate estate, to wit:

> Land in Davidson County, Tennessee, being Lots Nos. 171 and 172 on the Plat of Highland Land Company's Subdivision, as of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.
>
> Said Lots Nos. 171 and 172 front 25 feet each on the westerly side of Stainback Avenue and run back between parallel lines 175 feet to an alley.
>
> Being the same property conveyed to Livingston Taylor et ux, Ethel Taylor, by Warranty Deed from Barry Dickens, of record in Book 7823, page 521, Register's Office for Davidson County, Tennessee.

I, THOMAS M. BLACK, convey to SHIRLEY ARNOLD all of the rights conveyed to me as said Substitute Trustee in said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, on this the 5th day of August, 1992.

THOMAS M. BLACK, Substitute
Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of August, 1992.

notary public

My commission expires: 5-11-96

THE CONSIDERATION OR ACTUAL VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $16,764.50, THIS 5TH DAY OF AUGUST, 1992.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 5TH DAY OF AUGUST, 1992.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 05-11-96

34897

IDENTIF. TREFERENCE

AUG 7 8 50 AM '92

DAVIDSON COUNTY TN.

95-1 08/07 0101 03CHECK 75.16

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8696 PAGE 617

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	16764.50
			CON TX	62.16
			PRFEE	1.00
			WDEED	12.00
			TOTAL	75.16
			CHECK	75.16
08/07/92	01		08:51 0001	8541

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34897

IDENTIF. REFERENCE

AUG 7 8 50 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 558350