THIS INSTRUMENT PREPARED BY: JOHN R. CHEADLE, SR.
Attorney at Law
129 Second Avenue, North
Nashville, Tennessee 37201
(615) 254-1009

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mr.&Mrs. James H. Stein | Mr. & Mrs. James H. Stein | Map 126 |
| (NAME) | (NAME) | Part of |
| 8554 Highway 70, West | 8554 Highway 70, West | Parcel 109 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville 37221 TN | Nashville 37221 Tennessee | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

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## SUBSTITUTE TRUSTEE'S DEED

THIS DEED, made and entered into this the 11th day of September, 1992, by and between John R. Cheadle, Sr., of Davidson County, Tennessee, Substitute Trustee, hereinafter referred to as the Grantor and James H. Stein and wife, Charlene Stein, hereinafter referred to as Grantee;

: WITNESSETH :

WHEREAS, by Deed of Trust, dated June 27, 1988, of record in the Register's Offices for Davidson County, Tennessee, in Book 7585 at Page 1, wherein Ajoy Garapati, unmarried, did convey unto John V. Adams, Trustee of the hereinafter described property for the benefit of James H. Stein and wife, Charlene Stein;

WHEREAS, James H. Stein and wife, Charlene Stein, are the present holders of the herein mentioned Deed; and

WHEREAS, pursuant to the terms of the aforementioned Deed of Trust, and by instrument of record in the Register's Office of Davidson County in Book 7982, Page 342, John V. Adams, was removed as Trustee and John R. Cheadle, Sr., was appointed Substitute Trustee to succeed to all the title, power, and duties, conferred upon the Trustee originally named in said Deed of Trust; and

WHEREAS, it is provided in said Deed of Trust that upon default of any covenant or agreement of the Deed of Trust, that the entire principal sum secured by said Deed of Trust shall at the option of the beneficiaries then become due and payable and that the powers of sale in the Deed of Trust would be invoked at the request of the noteholders; and

WHEREAS, the aforementioned Substitute Trustee, having been requested by the holders of said Deed of Trust to sell the hereinafter described property, and said Substitute Trustee, pursuant to the conditions of said trust, after having first given notice of the time, date and place of sale by mailing to the owner

by certified mail, return receipt requested, a copy of the notice of sale, at least twenty-one (21) days prior to the sale and by advertisement three (3) consecutive weeks in a newspaper published in Davidson County, that paper being, The Nashville Record, Nashville, Tennessee, for sale on September 11, 1992, at 11:00 a.m. at the steps of the front door of the Davidson County Courthouse, and whereby, at which sale Ajoy Garapati was the highest bidder in the amount of Sixteen Thousand ($16,000.00) Dollars, but said Ajoy Garapati was unable to pay the consideration in cash before 4:30 p.m., on September 11, 1992, and thereupon the second highest bidders, James H. Stein et ux., Charlene Stein, the Grantee herein named were the highest bidders, and having bid properly in and for the sum of Fifteen Thousand Five Hundred ($15,500.00) Dollars;

NOW THEREFORE THIS DEED:

: WITNESSETH :

THAT FOR AND IN CONSIDERATION, of the premises and the sum of Fifteen Thousand Five Hundred ($15,500.00) Dollars, receipt whereof, is hereby acknowledged, said John R. Cheadle, Sr., Substitute Trustee, does hereby, GRANT, and CONVEY unto Grantee the following described real estate located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, dated January 18, 1988, as follows:

In order to determine the True Point of Beginning (TPOB), begin at the railroad spike at the intersection of the easterly lines of the property conveyed to Dennis James Hamm, et al. by deed from James H. Stein and wife, Charlene M. Stein, recorded in Book 7428, at page 350 in the Register's Office for said County, with the center of Heath Road (see the instrument in Book 5393 at page 898 in said Register's Office relative to said Road); thence with the center of said Road; (1) north 52° 58' east 76.7 feet, (2) north 62° 11' east 82.9 feet, (3) north 81° 51' east 97.6 feet, (4) south 82° 16' east 113.1 feet, (5) south 78° 33' east 158.0 feet to a railroad spike, (6) south 75° 48' east 107.5 feet, (7) north 87° 27' east 117.8 feet, (8) north 57° 54' east 58.4 feet, (9) north 56° 15' east 57.8 feet and (10) north 39° 57' east 227.7 feet to a railroad spike at the TPOB; thence from the TPOB, north 46° 31' west, passing an iron post near the northwesterly margin of said road, 993.8 feet to an iron post in the southeasterly line of the Travis property; thence with the southeasterly line of the Travis property and along a fence, north 37° 25' east 112.0 feet to an iron post; thence south 60° 21' east, passing an iron post near the westerly margin of said Road, 937.7 feet to a railroad spike in the center of said Road; thence with the center of said Road: (1) south 4° 16' east 42.9 feet, (2) south 14° 10' west 95.4 feet, (3) south 38° 17' west 99.2 feet and (4) south 39° 57' west 126.0 feet to the TPOB, containing 5.02 acres, more or less.

Being the same property conveyed to Ajoy Garapati, unmarried, by deed from James H. Stein and wife, Charlene Stein, dated June 27, 1988, of record in Book 7584, Page 997, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ramesh Parachuri and wife, Maya R. Parachuri, by quitclaim deed from Ajoy Garapati, unmarried, dated June 27, 1988, of record in Book 7585, Page 5, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot Number 3, Heath Road, Nashville, Tennessee 37221.

This sale is subject to any and all real estate taxes; restrictive covenants, easements, setback lines; and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said property.

AND THE UNDERSIGNED, John R. Cheadle, Sr., as Substitute Trustee does hereby transfer, assign and set over unto Grantee all the covenants and warranties contained in the aforesaid Deed of Trust in as full and ample a manner as he could do or should do, and he does hereby warrant that said premises are free from all encumbrances placed hereon by, through or under him but he conveys as Substitute Trustee, and not otherwise.

WITNESS my hand this 14th day of September, 1992.

JOHN R. CHEADLE, SR.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary for said State and County the aforesaid, John R. Cheadle, Sr., with whom I am personally acquainted, and who acknowledges that he, as such Substitute Trustee, executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Davidson County this 14th day of September, 1992.

NOTARY PUBLIC
Commission Expires: 5/23/94

6449 09/14 0101 03CHECK 70.35

I hereby swear and affirm that the actual consideration or true value of this transaction, whichever is greater, is Fifteen Thousand Five Hundred ($15,500.00) Dollars.

JOHN R. CHEADLE, SR.

Sworn to and subscribed before me on this the 14th day of September, 1992.

NOTARY PUBLIC
Commission Expires: 5/23/94

45583

REGISTER'S OFFICE
Sep 14 2 27 PM '92

**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 |
| MT - 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 15500.00
CON TX 57.35
PRFEE 1.00
WDEED 12.00
TOTAL 70.35
CHECK 70.35

09/14/92 01 14:28 0001 6449

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45583

IDENTIFICATION REFERENCE

SEP 14 2 27 PM '92

DATE - TIME PRESENTATION

**No.** 570104