BOOK 8753 PAGE 271

This instrument prepared by:
Christian A. Horsnell, Esq.
Wyatt, Tarrant, Combs, Gilbert & Milom
29 Music Square East
Nashville, Tennessee 37203.

53493

9173 10/08 0101 03CHECK 467.80

IDENTIFICATION REFERENCE

PICK-UP

SUBSTITUTE TRUSTEE'S DEED

OCT 8 4 01 PM '92

DAVIDSON COUNTY, TN

Address New Owner(s)	Send Tax Bills To	Map-Parcel
Bob Montgomery P. O. Box 120967 Nashville, TN 37212	Same	Map 104-8 Parcel 353 22W-16650

This deed, made and entered into this 7th day of October, 1992, by and between CHRISTIAN A. HORSNELL, acting as Substitute Trustee as hereinafter stated ("Substitute Trustee"), and BOB MONTGOMERY ("Grantee"), both of the County of Davidson and state of Tennessee.

WHEREAS, Joe B. Hayes and wife, Peggy W. Hayes, executed a Deed of Trust, dated October 11, 1985, to Richard H. Frank, Jr., Trustee, upon the lands hereinafter described, which Deed of Trust is recorded in Book 6681, page 66, Register's Office for Davidson County, Tennessee, the said Christian A. Horsnell, Substitute Trustee, having been appointed and substituted as Trustee for and in the place and stead of the said Richard H. Frank Jr., Trustee, by instrument dated February 11, 1991, of record in Book 8302, page 252, in said Register's Office; and

WHEREAS, the indebtedness thereby secured being overdue and unpaid and the holder of the said indebtedness having called upon the Substitute Trustee to foreclose the said Deed of Trust, the Substitute Trustee, after due advertisement as required by law and the terms of the Deed of Trust, offered said land for sale at the door of the Courthouse on the 7th day of October, 1992, when and where BOB MONTGOMERY became the last and highest bidder at the price of One Hundred Twenty-Four Thousand Dollars ($124,000.00).

Now, therefore, the said Christian A. Horsnell, acting as Substitute Trustee as aforesaid, in consideration of the premises and of the said sum of One Hundred Twenty-Four Thousand Dollars ($124,000.00) to him in hand paid, has bargained and sold and by these presents does bargain, sell, transfer, and convey unto the said BOB MONTGOMERY, his heirs, representatives and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, and State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of the subdivision of Lot No. 60 in O.B. Hayes Subdivision of large lots called Rokeby, as of record in Book 161, page 133, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 fronts 50 feet on the easterly side of 16th Avenue South and extends back between parallel lines 145 1/2 feet to an alley.

BEING the same property conveyed to Jerry Cook by deed from Peggy Jean Wimbish Hayes, unmarried, of record in Book 7618, page 663, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Joe B. Hayes and wife, Peggy W. Hayes by deed from Bob Montgomery, of record in Book 6681, Page 63, Register's Office for Davidson County, Tennessee. The said Joe B. Hayes and Peggy W. Hayes having since divorced by Parish of Caddo, State of Louisiana, October 21, 1987, Suit No. 334,214 on the Docket of the

First Judicial District Court, Caddo Parish, Louisiana, and further by Deed of Record in Book 7550, Page 384, said Register's Office, which reflected that all right, title and interest of Joe B. Hayes was granted, bargained, sold, conveyed and delivered to Peggy Jean Wimbish Hayes by virtue of Divorce Decree of Case No. 334,214 styled "Joe B. Hayes versus Peggy Jean Wimbish Hayes." The said Peggy W. Hayes and Peggy Jean Wimbish Hayes being one and the same person, and further being the same property Sonja Carol Montgomery, wife of Bob Montgomery, quitclaimed to Peggy Jean Wimbish Hayes for the purpose of conveying any and all right, title and interest she had in the property due to her marital status, by quitclaim deed of record in Book 7618, page 661, Register's Office for Davidson County, Tennessee.

To have and to hold, said lands and premises, together with all privileges and appurtenances thereunto belonging, to Grantee, his heirs, representatives and assigns in as full and ample a manner as the said Substitute Trustee has power to convey the same, but subject to any and all unpaid taxes and easements and restrictions of record.

In testimony whereof, said Christian A. Horsnell, acting as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

Christian A. Horsnell, Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christian A. Horsnell, as Substitute Trustee, 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 this 7th day of October, 1992.

Notary Public

My Commission Expires:
1/23/93

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

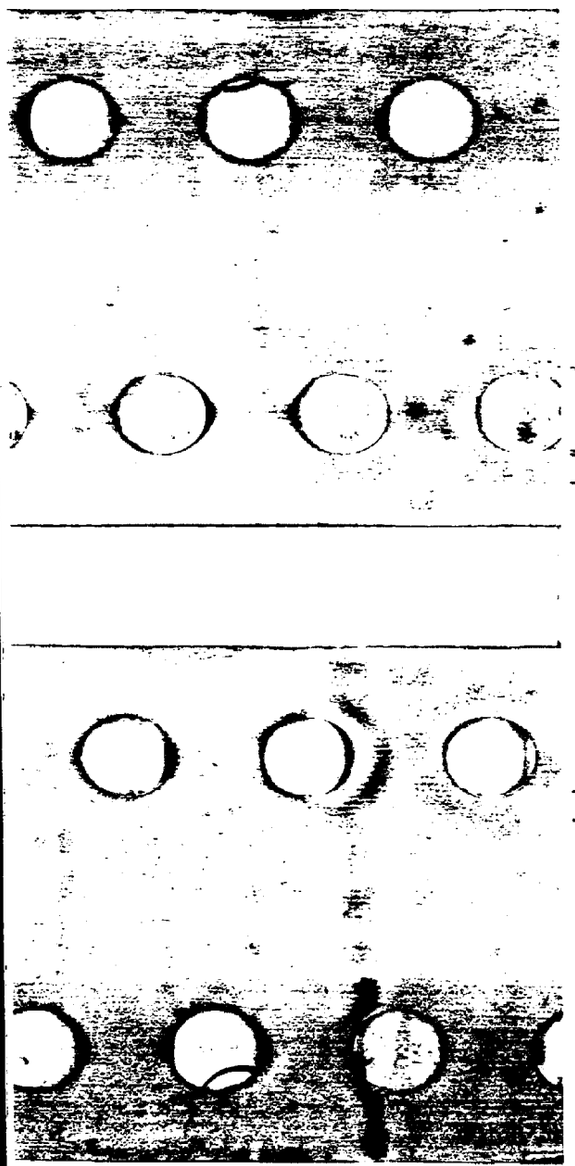
The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty-Four Thousand Dollars ($124,000.00).

Affiant

Subscribed and sworn to before me this 7th day of October, 1992.

Notary Public

My Commission Expires:
1/23/93



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
				124000.00
				CON TX 458.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 467.80
				CHECK 467.80
10/08/92	01			16:02 0001 9173

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53493

IDENTIFICATION REFERENCE

OCT 8 4 01 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 578695