MAIL TO ABOVE.

Map 72-04-0
Par. 215
15DH 20460

SUBSTITUTE TRUSTEE SALE

BOOK 8794 PAGE 1

THIS INSTRUMENT PREPARED BY: Glenn E. Sager, Attorney, 233 Main St., Nashville, Tenn.

NEW OWNER & ADDRESS: Sarah E. Doubleday, 107 Bardanellie Lane, Los Gatos, CA. 95030

SEND TAX BILL TO: OWNER

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property (whichever is greater) is $240,000.00

Affiant

Sworn to and subscribed before me this 19th day of November, 1992.

NOTARY PUBLIC

My commission expires Nov. 24, 1994

67292

IDENTIFICATION REFERENCE

Nov 23 1 10 PM '92

R.Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

This indenture made and entered into on this the 19th day of November, 1992, by and between GLENN E. SAGER, Substitute Trustee, and SARAH E. DOUBLEDAY, Buyer.

WITNESSETH:

WHEREAS, by Deed of Trust, dated September 30, 1992, of record in Book 5942, page 749, Register's Office for Davidson County, Tennessee Ardee Terrace, Ltd., a Tennessee Limited Partnership conveyed to John A. Gupton, III, Trustee the hereinafter described property to secure the payment of a Deed of Trust Promissory Note in the original principal sum of Two Hundred Forty Thousand and 00/00 ($240,000.00) Dollars; and,

0100 11/23 0101 03CHECK 901.00

WHEREAS, John A. Gupton, III, is unable to act as Trustee under said Deed of Trust and I have been appointed Substitute Trustee by the owner and holder of said note, by instrument of record in Book 6752, page 536, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said note and the holder thereof directed Substitute Trustee to advertise and sell said property in satisfaction of said indebtness and the cost of foreclosure, in accordance with the terms and provisions of said Deed of Trust Promissory Note and Deed of Trust; and,

WHEREAS, Substitute Trustee did advertise said property for sale in accordance with the terms and provisions of said Deed of Trust, notice of the time and place of said sale being published in The Nashvile Record on October 15, 22, 29 and November 5, 1992; and,

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WHEREAS, pursuant to said notice, Substitute Trustee did offer said property for sale at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, on November 13, 1992 at 10:00 a.m., REYNOLD BUBIS being the highest and best bidder, having assigned all of his rights, title and interest in the contract to purchase said real property over to Sarah E. Doubleday, thereof she, SARAH E. ~~BUBIS~~ DOUBLEDAY become the purchaser of said property at and for the sum of Two Hundred Forty Thousand and 00/00 ($240,000.00) Dollars, and said sum of said bid having been paid the receipt thereof is hereby acknowledged.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, Substitute Trustee has this day bargained and sold and does hereby transfer and convey unto the Buyer, its successors and assigns, the following described real property, situated in Davidson County, Tennessee, described as follows:

> Land in the 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being the northwest part of Lot No. 4, all of Lot No. 5, part of Lot No. 6, Block "F" Country Club Estates, of record in Book 843, page 95, Register's Office for Davidson County, and the east part of Lot Nos. 21, 22 and 23, Block "A", Inglewood Terrace, of record in Book 1130, page 1, in said Register's Office, and described according to a survey made by John B. Kohl, III, dated September 7, 1982, as follows:
>
> Beginning at an iron pin in the westerly margin of Ardee Avenue, 295.33 feet more or less, north of McGavock Pike; thence South 56 degrees 13' 52" West, 150.27 feet to an iron pin; thence with the west line of Country Club Estates Subdivision, South 36 degrees 12' 05" East, 132.63 feet to an iron pin in the line between Lot No. 23 of Inglewood Terrace and Lot No. 3 of Country Club Estates; thence South 48 degrees 51' 25" West, 205.27 feet to an iron pin; thence North 40 degrees 01' 50" West, 58.5 feet to an iron pin; thence North 0 degrees 15' 16" East, 148.0 feet to an iron pin; thence North 40 degrees 28' 03" West, 279.72 feet to an iron pin; thence North 50 degrees 02' 24" West, 141.59 feet to an iron pin; thence South 36 degrees 12' 05" East, 51.04 feet; thence North 54 degrees 57' 37" East, 25.80 feet; thence South 34 degrees 58' 58" East, 74.88 feet to an iron pipe; thence North 55 degrees 00' 48" East 129.98 feet to an iron pin in the westerly margin of Ardee Avenue; thence South 35 degrees 00' 00" East, with the westerly margin of Ardee Avenue, 192.57 feet to the point of beginning.
>
> Being the same property conveyed to Richard N. Blackburn, by Special Warranty Deed from Ardee Terrace, Ltd., a Tennessee Limited Partnership, of record in Book 6676, page 352, in said Register's Office.
>
> This is improved property known as 1446 Ardee Avenue, Nashville, Tenn.

TO HAVE AND TO HOLD, the aforesaid real estate unto the said Buyer, SARAH E. DOUBLEDAY, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

And I, Glenn E. Sager, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to said land only as to such title coming through or by me, to the said Buyer, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this 19th day of November, 1992.

Glenn E. Sager Substitute Trustee

GLENN E. SAGER, Substitute Trustee

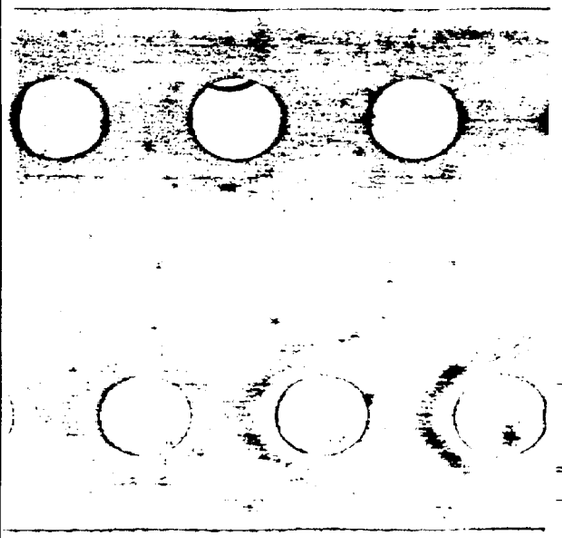
STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Glenn E. Sager, Substitute Trustee, the 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 Nashville, Tennessee this 19th day of November, 1992.

Donna W. King
NOTARY PUBLIC

My commission expires 4-23-94



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

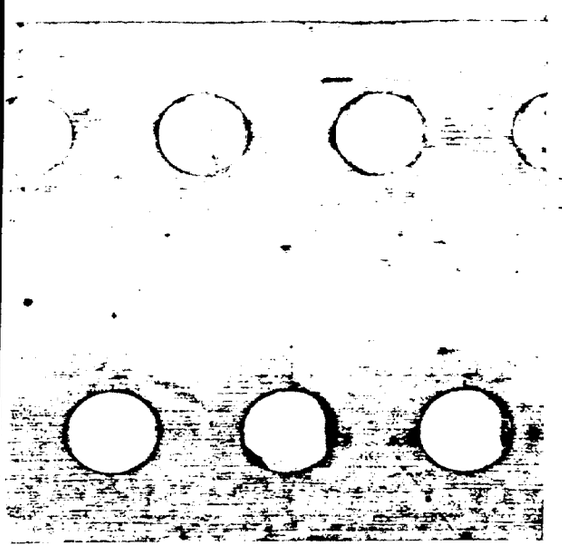
RECEIVED OF _____

FOR _____

BOOK 8794 PAGE 4

| | | |
|---|---|---|
| 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 240000.00
CON TX 888.00
PRFEE 1.00
WDEED 12.00
TOTAL 901.00
CHECK 901.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/23/92 01 13:09 0001 0108

67292

IDENTIFI REFEREND

Nov 23 1 10 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 593843