ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
Ralph Nichols 110 Shepherd Hills Dr Madison, TN 37115	Same	Ingram & Lowe Attorneys, P.C. 405 A Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED BOOK 8879 PAGE 257

WHEREAS, by Deed of Trust dated October 6, 1983, of record in Book 6154, page 656, Register's Office for Davidson County, Tennessee, C. Ralph Nichols, aka Clarence Ralph Nichols and wife, Dorena K. Nichols, aka Dorena Wilson Nichols, conveyed certain real property therein described to J. C. Garrett, III, Trustee, to secure the indebtedness described in said Deed of Trust; and,

WHEREAS, by instrument dated December 17, 1992, Ingram & Lowe Attorneys, P.C. was appointed Substitute Trustee to serve in the place and stead of J. C. Garrett, III, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8816, page 288, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and,

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Business Journal a newspaper published in Davidson County, Tennessee, said notice being first published on January 11, 1993, and thereafter on January 18, and January 25, 1993, which notice of sale advertised the sale of the property hereinafter described for February 1, 1993 at 1:00 P.M.; and,

WHEREAS, on February 1, 1993 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and Substitute Trustee having received a bid of Twenty Seven Thousand Two Hundred One and 00/100 Dollars ($27,201.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, P.C., Substitute Trustee, does hereby bargain, sell, transfer and convey unto Ralph Nichols, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

> BEING Lot No. 30 on the Plan of Echo Meadows, as of record in Plat Book 2331, page 64, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 30 fronts 105 feet on the southerly side of Bluebird Drive, and runs back on the westerly side around a curved line with a radius of 25 feet to a concrete marker, and fronts 228.2 feet on Wren Road and runs back on the easterly side 287 feet to a dead line in the rear, on which it measures 193 feet.
>
> BEING the same property conveyed to Clarence Ralph Nichols and wife, Dorena Wilson Nichols, by deed from W. C. Moncrief & Co. of record in Book 2859, page 608, Register's Office for Davidson County, Tennessee; and further being the same property conveyed to Lloyd O. Gragg, Jr. and wife, Amelia H. Gragg d/b/a Gragg Properties by deed from Clarence Ralph Nichols, et ux, Dorena Wilson Nichols, of record in Book 7398, page 831, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe Attorneys, P.C., as Trustee, do hereby transfer, assign and set over unto said Ralph Nichols, his successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 3rd day of February, 1993.

INGRAM & LOWE ATTORNEYS, P.C.
Substitute Trustee

BY: D. Ronald Ingram
D. RONALD INGRAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 1993, before me personally appeared D. Ronald Ingram to me known, who, being by me duly sworn did say that he is a licensed shareholder of Ingram & Lowe Attorneys, P.C. and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and said D. Ronald Ingram acknowledged said instrument to be the free act and deed of said corporation.

Lisa McClure
NOTARY PUBLIC

My commission expires: 3-27-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $27,201.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 3rd day of February, 1993.

Lisa McClure
NOTARY PUBLIC

My commission expires: 3-27-93

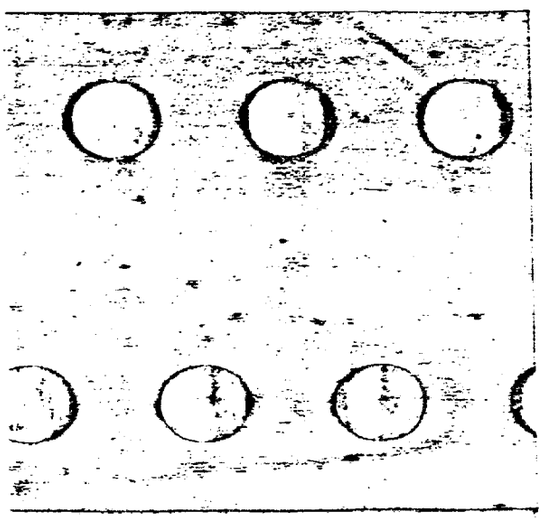
97180

IDENTIFICATION REFERENCE

MAR 3 2 05 PM '93

DAVIDSON COUNTY, TN

9995 02/03 0101 03CHECK 109.64





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

RECEIVED OF _____

FOR _____

BOOK 8879 PAGE 259

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	27201.00
CON TX	100.64
PRFEE	1.00
WDEED	8.00
TOTAL	109.64
CHECK	109.64

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 8996

97 1 8 0

IDENTIFICATION REFERENCE

MAR 3 2 05 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.626571