M&P 92-8-43

ADDRESS NEW OWNER	SEND TAX BILLS TO	This Instrument Prepared By:
Barry L. Walker ~~mail~~ 1305 Clinton Street Nashville, TN 37203	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

BOOK 9339 PAGE 81

WHEREAS, by Deed of Trust dated May 14, 1984, of record in Trust Deed Vol. No. 6295, Page 487, Register's Office for Davidson County, Tennessee, Major Goldthreate and Aline Farmer Goldthreate conveyed certain real property therein described to Richard E. Lipsey, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated January 7, 1991, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of Richard E. Lipsey pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Vol. 8274, Page 112, 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 February 10, 1992, and thereafter on February 17, 1992 and February 24, 1992, which notice of sale advertised the sale of the property hereinafter described for March 2, 1992 at 1:00 P.M., and

WHEREAS, on March 2, 1992, at 1:00 P.M., at the south 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 the Substitute Trustee having received a bid of Seven Thousand Five Hundred Ninety Three and 95/100 Dollars ($7,593.95), 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, Substitute Trustee, does hereby bargain, sell, transfer and convey unto Barry L. Walker, his successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Being the northerly 35 feet of lots Nos. 123 and 124 on the plan of real estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for said County.

Said part of lot No. 123 and 124 fronts 35 feet on the westerly side of 14th Avenue North, formerly Watkins Street, and extends back between parallel line with the southerly margin of Clinton Street 100 feet to a dead line.

48108
IDENTIF. ↑ REFERENCE

91 MAY -9 PM 2:10
LIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3938 05/09 0101 03CHECK 37.12

Being the same property conveyed to Aline Farmer by deed from R.E. Myers and wife, Mary Myers, of record in Book 4133, Page 699, Register's Office of Davidson County, Tennessee.

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.

I, Ingram & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said Barry L. Walker, 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 9th day of March, 1992.

BY: D. Ronald Ingram
Ingram & Lowe Attorneys
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of March, 1992, before me personally appeared D. Ronald Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Nancy W. Lowe
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is 758995. This is equal to or greater than the property would bring at a fair and voluntary sale.

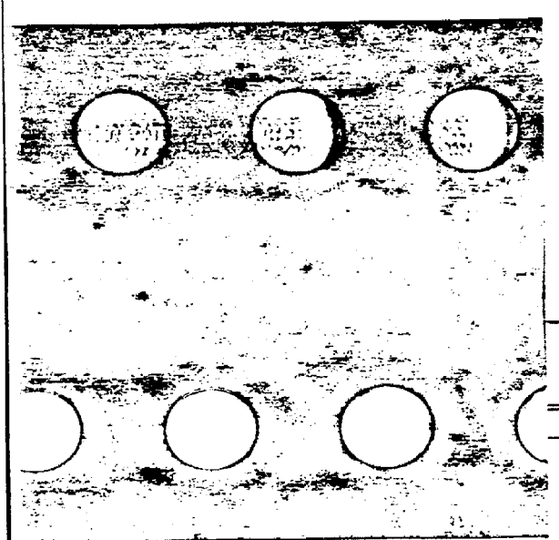
D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 9th day of March, 1992.

Nancy W. Lowe
Notary Public

My commission expires: 5-20-92

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



RECEIVED OF _____

FOR _____

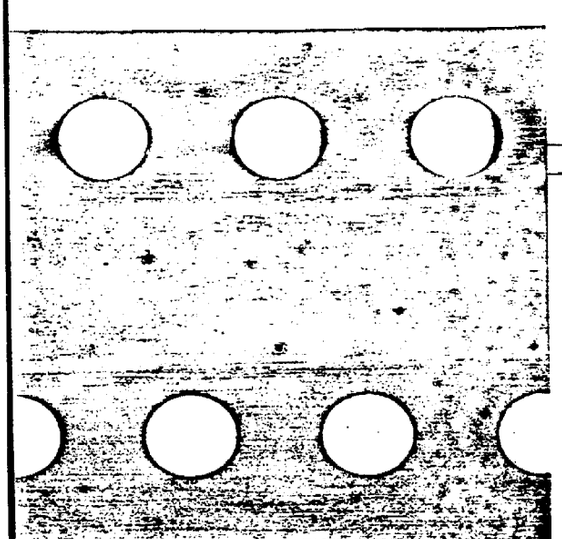
BOOK 9339 PAGE 83

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	7589.95
CON TX	28.12
PRFEE	1.00
WDEED	8.00
TOTAL	37.12
CHECK	37.12

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3938



48108
IDENTIFICATION REFERENCE

94 MAY -9 PM 2:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 788988