BOOK 9393 PAGE 698

Mail

This instrument prepared by:
DAVID M. AMONETTE, Attorney
554 West Main Street
Gallatin, Tennessee 37066
Telephone: (615) 452-5537

New Owner:
Harry Armstrong and wife
Patricia Armstrong
206 Rosehill Drive
Goodlettsville, TN 37072

Send Tax Bills:

Same

081-03-0
226.00

SUBSTITUTE TRUSTEE'S DEED

This Deed is executed as of the 29 day of June, 1994, from David M. Amonette, in his capacity as substitute trustee, to Harry Armstrong and wife, Patricia Armstrong as tenants by the entirety as grantee(s).

WHEREAS, on May 12, 1989, Henry L. Davis and wife, Magnolia S. Davis, residents of Davidson County, Tennessee, executed an Installment Deed (the"Installment Deed") of H.E. Dixon, Trustee, to secure the prompt payment of certain indebtedness payable to Harry Armstrong and wife, Patricia Armstrong, ("Beneficiary"), which indebtedness is evidenced in part by a promissory note (the "Note") as is more particularly described in the Installment Deed, which is of record in the Register's Office of Davidson County, Tennessee, in Record Book 7840, page 462, to which reference is hereby made; and

WHEREAS, H.E. DIXON, has now resigned, and the undersigned, DAVID M. AMONETTE, has been appointed Substitute Trustee pursuant to an instrument recorded in Record Book 9354, page 757, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note and the performance of the covenants made in the Installment Deed, by reason of which the entire balance owing thereunder was declared to be due and payable; and

WHEREAS, by virtue of the power and authority vested in me as Substitute Trustee under the Installment Deed, at the request of Beneficiary, being the owner and holder of the indebtedness secured thereby, and for the purposes of effecting payment in satisfaction of the indebtedness, including principal, interest, attorney's fees and costs, I, DAVID M. AMONETTE, as Substitute Trustee did on June 29, 1994, commencing at 10:00 a.m. pursuant to advertisement published in the Nashville Record, in the editions of June 9, 1994, June 16, 1994, and June 23,

1994, offer for sale and sold at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, statutory redemption, dower and homestead, the hereinafter described real estate, at which such sale, Harry Armstrong and wife, Patricia Armstrong became the highest and best bidder at and for the sum of TWO THOUSAND FIVE HUNDRED TWENTY AND 61/100 ($2,520.61); and

WHEREAS, the proceeds of such sale have been applied in payment of the advertising charge of $249.00, attorney's fees, and all other costs of sale, and the balance applied as a payment or credit on the Note thereby secured;

NOW, THEREFORE, I, DAVID M. AMONETTE, Substitute Trustee, exercising the power and authority vested in me, and in bar of the equities of redemption, statutory redemption, dower and homestead, do hereby sell, transfer and convey unto Harry Armstrong and wife, Patricia Armstrong, as grantee(s) the following described real estate having an address of 2110 and 2112 12th Avenue North, Nashville, Tennessee.

LAND in Davidson County, Tennessee, being Lots 20 and 21 on the Plan of C.E. Raymond's Subdivision of Lot No. 22 in Owens Buena Vista Addition, as of record in Book 57, Page 63, Register's Office for Davidson County, Tennessee.

SAID lots Nos 20 and 21 front together 100 feet on the easterly side of 12th avenue North formerly Sangster Street, and run back between paralleled lines 145 feet to an alley.

BEING the same property conveyed to Henry L. Davis and wife, Magnolia Davis, from Harry Armstrong and wife, Patricia Armstrong by Installment Deed dated May 12, 1989 recorded in Book 7840, Page 462, Register's Office for Davidson County, Tennessee.

Source of Grantor's equitable interest is a Installment Deed recorded in Record Book 7840, page 462, Register's Office for Davidson County, Tennessee.

The above described property is improved property.

The sale was advertised and made as trustee only, without covenants or warranties of title, express or implied, subject to any governmental zoning or subdivision ordinances and further subject to any unpaid taxes or assessments owing on the property and any other prior liens of record, and this conveyance is so made. However, grantor, as Substitute Trustee, but not otherwise, hereby assigns and sets over to grantee(s) all of the covenants and warranties contained in the Installment Deed and in any prior deeds referred to in said Installment Deed.

IN WITNESS WHEREOF, I, DAVID M. AMONETTE, Substitute Trustee, have executed this instrument to be effective this 29 day of June, 1994.

DAVID M. AMONETTE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, David M. Amonette, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing Instrument for the purposes therein contained.

Witness my hand and seal at office on this the 29th day of June, 1994.

Lisa A Goodl
NOTARY PUBLIC

My Commission Expires: 03/30/97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 30,822.17

Harry S Armstrong
AFFIANT

Subscribed and sworn to before me this the 29th day of June 1994.

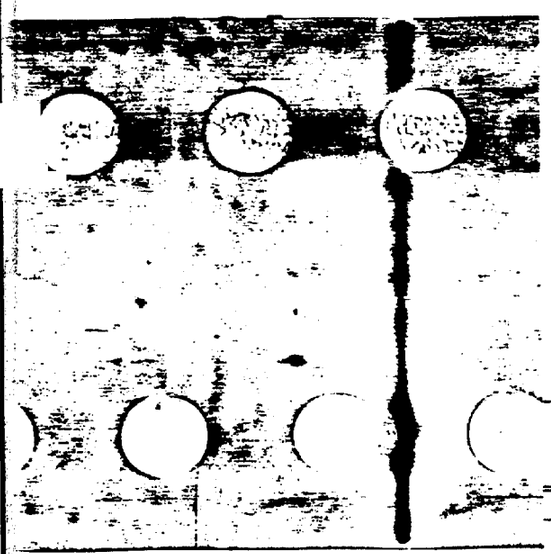
NOTARY PUBLIC

My Commission Expires: 4/2/1995

66503
IDENTIFICATION

94 JUN 30 PM 1:36
FELIX E. ALEXANDER REGISTER
DAVIDSON COUNTY, TN.

2035 06/30 0101 03CHECK 126.96



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

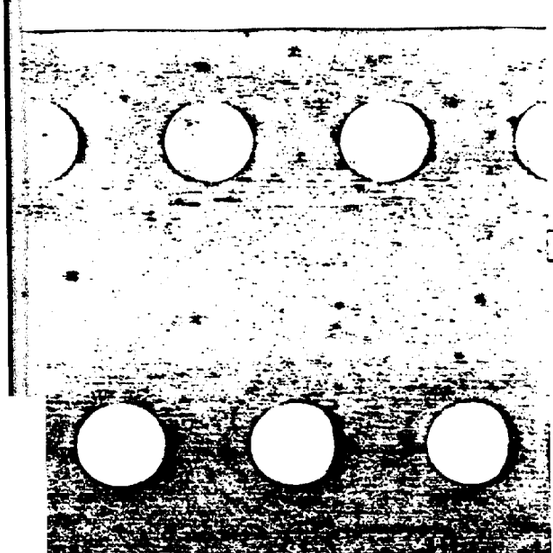
RECEIVED OF _____

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 30822.14
CDN TX 113.96
PRFEE 1.00
MTGFEE 12.00
CHECK 126.96
CHECK 126.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/30/94 01 13:36 0001 2035

66503
IDENTIFICATION REFERENCE

94 JUN 30 PM 1:36
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 808699