BOOK 9479 PG 74

SUBSTITUTE TRUSTEE'S DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $35,000.00

Affiant

Sworn to and subscribed before me this 30th day of September, 1994.

NOTARY PUBLIC

My Commission Expires: May 24, 1995

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

3271 09/30 0101 03CHECK 138.50

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Roy S. Shacklett Billy Ray Bowers 2603 Simmons Ave Nashville, TN 37211	Same	Map 119-1 Par. 454

WHEREAS, under an Installment Deed, dated March 7, 1988, and recorded in Book 7494, Page 603, Register's Office for Davidson County, Tennessee, Wallace Wauford and Carol Wauford, conveyed the herein described property to Phillip Saindon, Trustee, to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 11, 1994, and recorded in Book 9435, page 256, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Installment Deed, nominated and appointed Robert F. Spann as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Spann, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, ROBERT F. SPANN, Substitute Trustee, did give twenty (20) days notice of the time, place, and terms of the sale by an advertisement in three weekly publications, and it appeared in the *Nashville Record* on the dates of August 18, 25, and September 1, 1994, stating that on September 16, 1994, at 11:00 A.M. at the front door of the Courthouse, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash, free and clear of the equity of homestead, redemption, and dower, which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and other encumbrances which may appear of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on September 16, 1994, the Substitute Trustee did appear and adjourn said foreclosure sale until September 23, 1994; and

WHEREAS, on September 23, 1994, at the time and place stated in said advertisement, and on said terms, I, ROBERT F. SPANN, Substitute Trustee, offered and sold said property

to Billy Ray Bowersand Roy S. Shacklett, for $35,000.00, which was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, ROBERT F. SPANN, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Billy Ray Bowers and Roy S. Shacklett, (hereinafter referred to as Grantee), his successors and assigns, the following described property, to wit:

> BEING Lot No. 12 on the Map of Overhill City and W.F. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29, and 30, Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 12 fronts 67 feet on the northerly side of Peachtree Street and extends back between parallel lines, with the westerly margin of Burbank Avenue, 150 feet to an alley.
>
> BEING the same property conveyed to Wallace Wauford and wife, Carol Wauford, by deed from Roy S. Shacklett and Billy Ray Bowers of record in Book 7494, page 603, the said Carol Wauford having since quitclaimed her interest in said property to Wallace Wauford by instrument of record in Book 8532, page 16, said Register's Office.
>
> This is improved property known as 302 Peachtree Street, Nashville, Tennessee 37210-4926.

TO HAVE AND HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, his successor and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Installment Deed in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 27th day of September, 1994.

Robt F Spann, Sub. Trustee
ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. SPANN, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 30th day of September, 1994.

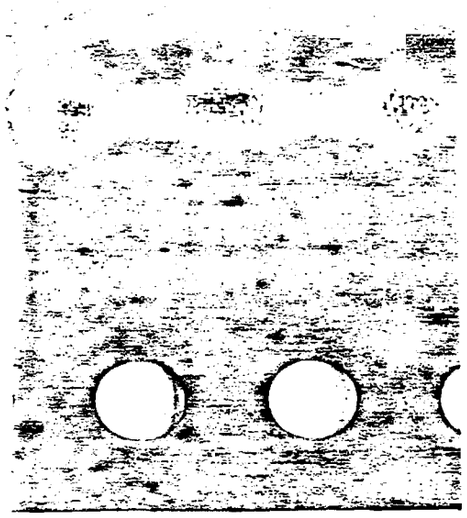
Kay A. Mulloy
NOTARY PUBLIC

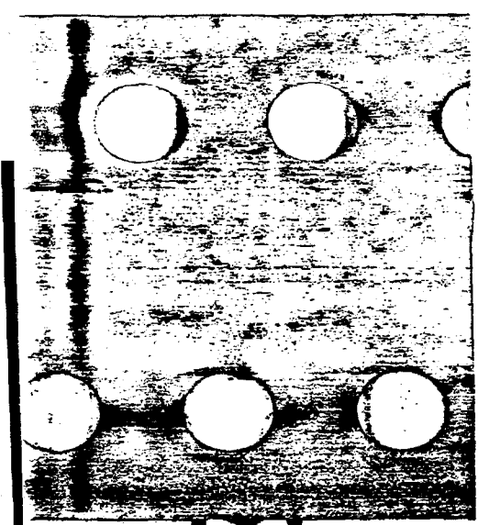
My Commission Expires: May 25, 1995

95378
IDENTIF. & REFERENCE

94 SEP 30 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____

BOOK 9479 PG 76

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 35000.00
				CON TX 129.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 138.50
				CHECK 138.50
09/30/94	01			08:41 0001 3271

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95378
IDENTIF. & REFERENCE

94 SEP 30 AM 8:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839527