SUBSTITUTE TRUSTEE'S DEED BOOK 9523 PG 689

WHEREAS, under date of the 8th day of March, 1991, Chester Ewing executed a certain Deed of Trust to Monte D. Watkins, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust in recorded in Deed Book 8308, page 375 Register's Office for Davidson County, Tennessee; and

WHEREAS Earnest E. Cowan, Sr. was the holder and owner of the debt secured by said Deed of Trust having for reasons satisfactory to itself under the provisions of said Trust Deed, by instrument recorded in said Register's Office in Deed Book 9488, page 751, has instructed to be named and appointed the undersigned as Substitute Trustee in the place and stead of the said Monte D. Watkins; and

WHEREAS default was made in the payment of the debt and the obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was requested to advertise and sell the property conveyed by said Deed of Trust in compliance with provisions thereof; and

WHEREAS the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of October 20, October 27 and November 3, 1994 of said newspapers, said sale having been advertised for Tuesday, November 15, 1994 at 11:00 A.M., at the front door of the Courthouse, Nashville, Davidson County Tennessee, at which time the property was offered for sale and sold; and

WHEREAS, the highest and best bid for said property was made by Earnest E. Cowan, Sr., to wit: a bid for FORTY THREE THOUSAND SIX HUNDRED NINETY TWO DOLLARS and 30/100 ($43,692.30) for said property, which bid was accepted by the undersigned as Substitute Trustee;

NOW THEREFORE, for consideration named and for and in consideration of the compliance with the terms of said bid, the undersigned, Mark A. Ellmore, Jr., as Substitute Trustee has bargained and sold, and does by these presents bargain, sell, and convey unto the said Earnest E. Cowan, Sr., the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Section 2, Royal Hills, of record in Book 4660, page 122, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 157 fronts 45.0 feet on the southeasterly margin of Hodge Court and extends back 160.74 feet on the northerly line and 141.44 feet on the southwesterly line to a broken line in the rear, measuring 178.71 feet thereon.
>
> Being the same property conveyed to Mary D. Allen, unmarried, by deed from Chester L. Ewing, unmarried, of record in Book 8670, page 131, Register's Office for Davidson County, Tennessee.
>
> This improved property is known as 140 Hodge Court, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD, unto Earnest E. Cowan, Sr., his heirs and/or assigns, in fee simple forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good, but warrants same only against the lawful claims of all persons claiming by, through, and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described Deed of Trust, but not further or otherwise.

This sale is made subject to any and all outstanding and unpaid real property taxes upon the property as of the date of the Substitute Trustee's sale described herein.

IT IS UNDERSTOOD AND AGREED that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 5326, page 850, Register's Office for Davidson County, Tennessee, which the Grantee herein hereby assumed and agrees to pay. The escrow account in connection with said loan is hereby transferred to the Grantee herewith.

Mark A. Ellmore, Jr. Substitute Trustee
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 1994, before me a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Mark A. Ellmore, Jr., Substitute Trustee, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed for the purpose therein.

WITNESS my hand and official seal this 15th day of November, 1994 at Nashville, Tennessee.

May 23 1998
My commission expires:

Linda Kay Green
Notary Public

Property Address:
140 Hodge Court
Nashville, Tennessee 37218

Send Tax Bills To:
American Home Funding
P.O. Box 31034
Richmond, VA 23294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

058-11-0
117.00

ACKNOWLEDGEMENT

I, or we, hereby swear or affirm, that to the best of Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $43,692.30, which amount is equal to or greater than the amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mark A. Ellmore, Jr.
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said County and State, duly commissioned and qualified, appeared Mark A. Ellmore, Jr., to me known to be the person described herein and who executed the foregoing acknowledgements for the purposes therein contained.

WITNESS MY HAND and official seal this 15th day of November, 1994.

May 23 1998
My Commission Expires:

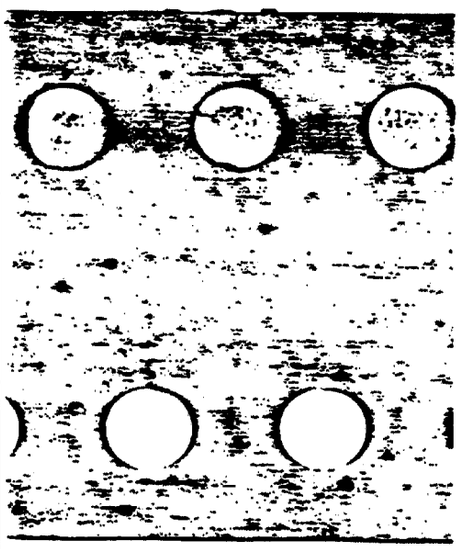
Linda Kaye [illegible]
Notary Public

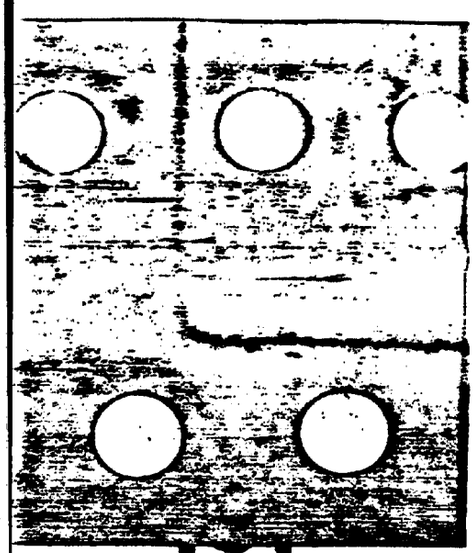
This Instrument Prepared by: Mark A. Ellmore, Jr., Attorney
388 Harding Place, Suite C
Nashville, Tennessee 37211

5054 11/17 0101 03CHECK 174.69

94 NOV 17 PM 4:24
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

09903
IDENTIF. # REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 9523 PG 692

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	43692.30
CON TX	161.69
PRFEE	1.00
WDEED	12.00
TOTAL	174.69
CHECK	174.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5054

09903
IDENTIF. ↑ REFERENCE

94 NOV 17 PM 4:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 855118