BOOK 9588 PG 890

30907

IDENTIFICATION REFERENCE

95 FEB -2 PM 2:24

REGISTER

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

SUBSTITUTE TRUSTEE'S DEED

Name and Address of New Owner:

3191 02/02 0101 03CHECK 610.25

Kenneth L. Oakes
W. Keith Phillips
900 19th Avenue South, Suite 1103
Nashville, TN 37212

Mail

Send Tax Bills To:

SAME AS ABOVE

Street Address of Subject Property:	**Map-Parcel No:**
3816 Hobbs Road **Nashville, TN 37215**	**Map 116-16** **Parcel 71**

WHEREAS, under the date of March 2, 1989, Charles L. Green and wife, Janis Green executed two (2) Deeds of Trust to John C. Phipps II, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust have been recorded in Book 7793, page 309 as re-recorded in Book 7823, page 794, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said Deeds of Trust and the undersigned, as Substitute Trustee, was required by First Tennessee Bank National Association, the owner and holder of the debt, to advertise and sell the property conveyed by said Deeds of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with provisions of said Deeds 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 January 5, 12 and 19, 1995, of said newspaper, said sale having been advertised for Thursday, February 2, 1995, commencing at 12:00 Noon on the front steps of the Courthouse, Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances of record, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by Kenneth L. Oakes and W. Keith Phillips, to-wit: a bid of ONE HUNDRED SIXTY TWO THOUSAND FIVE HUNDRED AND 00/100------Dollars ($ 162,500.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, Douglas A. Brace, as Substitute Trustee, has bargained and sold, and does by these presents bargain, sell and convey unto the said Kenneth L. Oakes and W. Keith Phillips, as tenants *, 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:

* in common

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 12 on the plan of Evergreen Heights, Section One, as of record in Book 1130, page 19, Register's Office for said County. Said Lot No. 12 fronts 100 feet on the northerly side of Hobbs Road and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Charles L. Green and wife, Janis Green, by deed from Thomas Scott Fillebrown, Jr., and wife, Lavinia J. Fillebrown, as of record in Book 4094, page 820, Register's Office for Davidson County, Tennessee.

This is improved property known as 3816 Hobbs Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said Kenneth L. Oakes and W. Keith Phillips, its/his/her successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described hereinabove, and including any prior liens for taxes, and any applicable restrictions, building liens and easements, but warrants same 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 Deeds of Trust, and not further or otherwise.

IN WITNESS WHEREOF, the said Douglas A. Brace, as Substitute Trustee, has hereunto set his hand this 2 day of February, 1995.

Douglas A. Brace, Substitute Trustee

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Douglas A. Brace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Successor Trustee of First Tennessee Bank National Association, the within named bargainor, and Corporation and that as such Successor Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, this 2nd day of February, 1995.

NOTARY PUBLIC AT LARGE
Sherri D. Hollars
My Commission Expires
November 28, 1998
STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires: 11/28/98

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

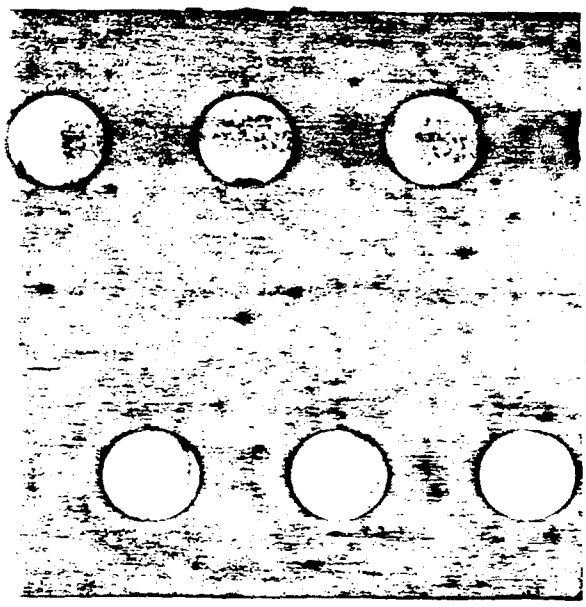
The actual consideration or value whichever is greater, for this transfer is $ 162,500.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of February, 1995.

NOTARY PUBLIC
My commission expires: 11/28/98

NOTARY PUBLIC AT LARGE
Sherri D. Hollars
My Commission Expires
November 28, 1998
STATE OF TENNESSEE



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9586 PG 892

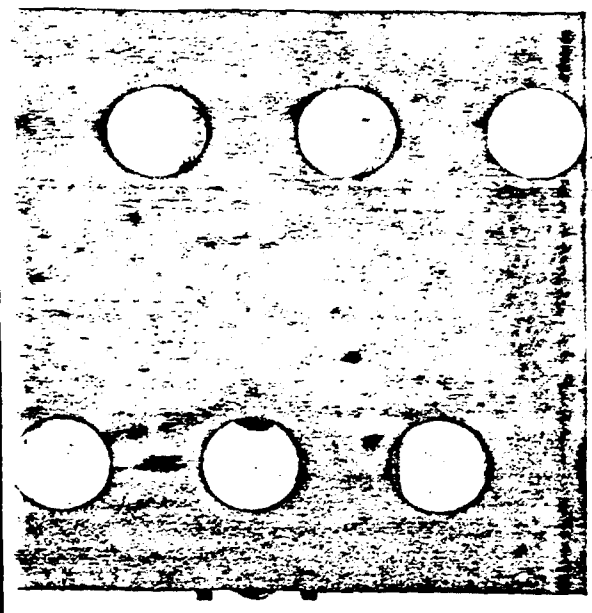
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
162500.00
CON TX 601.25
PRFEE 1.00
WDEED 8.00
TOTAL 610.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 610.25

02/02/95 01 14:25 0001 8195



30907

IDENTIFICATION REFERENCE

95 FEB -2 PM 2:24

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 877949