This Instrument was Prepared by:
Drake Holliday, Attorney
Legal Aid Society of Middle Tennessee
800 Stahlman Bldg.
Nashville, TN 37201

**ADDRESS NEW OWNER:**

Ada Vanatta
4646 Nolensville Road, #C-13
Nashville, TN 37211

**SEND TAX BILLS:**

Same

MAP/PARCEL
91-11-- 168

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater , for this transfer is $10,000.00

Patricia M. Wyatt
AFFIANT

Subscribed and sworn to before me this the 1st day of March, 1995.

Georgia Byers
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 22, 1997

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28th day of May, 1991, Kathy Lynn Grace executed an installment deed with Bob Herrman as Trustee, to secure a promissory note of even date in the amount of $35,000.00, payable to the order of Ada Vanatta, as fully set out in Book 8371, Page 971, Register's Office for Davidson County, Tennessee; and

WHEREAS, Ada Vanatta did appoint Drake Holliday as Substitute Trustee in an instrument dated January 9, 1995 of record in Book 9569, Page 187, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made by Kathy Lynn Grace in the payment of said indebtedness to Ada Vanatta, and in the performance of the other covenants and agreements contained in said installment deed, and Ada Vanatta, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said installment deed, and to sell the hereinafter described property: and

WHEREAS, I, Drake Holliday, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record a newspaper published in Nashville, Davidson County, Tennessee for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspapers on January 19, January 26 and February 2, 1995, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned Drake Holliday, as Substitute Trustee, did offer the property for sale at public auction to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record, on Thursday, February 9, 1995 at 10:00 o'clock a. m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Ada Vanatta was the sole bidder, the amount of her bid being in the sum of $10,000.00; and

NOW, THEREFORE, I, Drake Holliday, Substitute Trustee, pursuant to the authority contained in said installment deed, and in consideration of $10,000.00, said sum being credited against the balance due to Ada Vanatta from Kathy Lynn Grace pursuant to the original installment deed and underlying promissory note, do by these presents sell and transfer and convey to Ada Vanatta, a single person, her heirs and assigns, certain property in Davidson County, Tennessee, described as follows:

> Being lot number 723 and the west 8 feet of lot number 721 of block 105, plan number one, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.
>
> Said lot and part of lot front 43 feet on the north side of Illinois Avenue and extend back between parallel lines northwardly with the east margin of 49th Avenue (formerly Eighth Street) 150 feet to an alley.
>
> Being the same property conveyed to Kathy Lynn Grace, by installment deed from Ada Vanatta, dated May 28, 1991, of record in Book 8371, Page 971, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kathy Lynn Grace by a Decree for Redemption from the Chancery Court for Davidson County, Tennessee, entered on November 22, 1994, of record in Book 9546, Page 649, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 4812 Illinois Avenue, Nashville, Tennessee 37209.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Ada Vanatta, a single person, her heirs, and assigns, forever.

I, Drake Holliday, Substitute Trustee, pursuant to said installment deed of record in Book 8371, Page 971, Register's Office for Davidson County, Tennessee, do hereby transfer, assign and convey unto the said Ada Vanatta, a single person, her heirs and assigns, all the rights, title and interest in to said property vested in me and which I have a right to transfer, in as full and ample fashion as I as Substitute Trustee under said installment deed and substitution of trustee can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Drake Holliday, Substitute Trustee, has hereto set his hand this 1st day of March, 1995.

DRAKE HOLLIDAY, Substitute Trustee
A resident of Nashville, Davidson County, Tennessee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Drake Holliday, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this 1st day of March, 1995.

NOTARY PUBLIC

My commission expires: March 22, 1997

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

39989
IDENTIF. & REFERENCE

95 MAR -7 AM 11:42

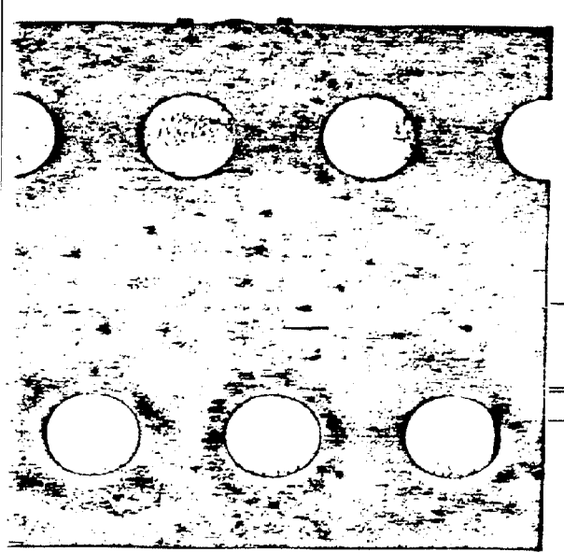
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

3116 03/07 0101 03CHECK 50.00

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



RECEIVED OF _____

FOR _____

BOOK 9613 PG 13

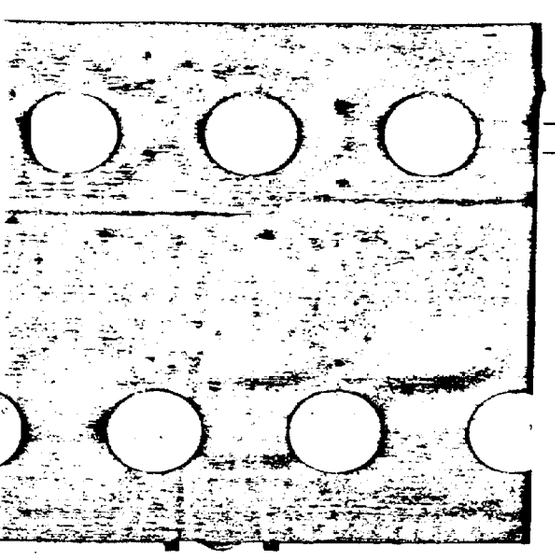
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

WDEED 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 12.00
~~TOTAL 10050.00~~
~~CHECK 10050.00~~

~~03/07/95 01 11111 0001 3115~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



39989
IDENTIF. # REFERENCE

95 MAR -7 AM 11:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

TOTAL 50.00

CONT

~~VOID~~
~~10000.00~~
~~WDEED 10000.00~~
~~CONT 10000.00~~
~~TOTAL 10000.00~~

03/07/95 01 11147 0001 3116

CONT

No. 887750