This Instrument was prepared by:

Martin C. Giner, Attorney
326 Washington Square
222 2nd Avenue North
Nashville, TN 37201
(615) 259-9222

BOOK 9633 PG 337

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

Address of New Owner as Follows	Send Tax Bill To	Map/Parcel Nos.
The Estate of David R. Wade, III and James I. Caldwell, III 4348 Beekman Drive Nashville, TN 37215	The Estate of David R. Wade, III and James I. Caldwell, III 4348 Beekman Drive Nashville, TN 37215	Map 22 Parcel 193

WHEREAS, on the 12th day of January, 1989, Mable E. Clark conveyed to R. R. Hedgepath, Trustee, the property herein described by Installment Deed recorded in the Register's Office for Davidson County, Tennessee on Book 7759, Page 677, for the purposes set forth in said Installment Deed;

WHEREAS, the Trustee named in the above mentioned Deed has refused or is unable to execute said trust, and James I. Caldwell, III and Barbara Wade, Executrix of the Estate of David R. Wade, III, the true and lawful owners of the Note secured thereby, have appointed Martin C. Giner as Substitute Trustee in accordance with the terms of said Installment Deed by instrument of record in Book 9598, Page 484; and

WHEREAS, default having been made in the terms, conditions, provisions, and payments made and provided for in said instrument and the entire balance of the indebtedness having been declared due and payable as made and provided for in said Installment Deed; and

WHEREAS, James I. Caldwell, III and Barbara Wade, as Executrix for the Estate of David R. Wade, III as the true and lawful owners of the notes secured by said Instrument have advised Martin C. Giner of the default in the terms of the Installment Deed; and

WHEREAS, the said Martin C. Giner, Substitute Trustee, did advertise, in accordance with the provisions of said Installment Deed to sell said property at the front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, on the 31st day of March, 1995, at 12:00 noon Central Standard Time; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Martin C. Giner, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to James I. Caldwell, III and the Estate of David R. Wade, III for the sum of Twelve Thousand Seven Hundred Thirty Eight Dollars and Sixty Nine Cents ($12,738.69) which was the highest, best and last bid received.

NOW THEREFORE, in his capacity as Substitute Trustee and not otherwise and in consideration of the sum of Twelve Thousand Seven Hundred Thirty Eight Dollars and Sixty Nine Cents ($12,738.69), Martin C. Giner, Substitute Trustee, does hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said James I. Caldwell and the Estate of David R. Wade, III (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

> **BEING** a tract of land shown on Property Map 22, Assessor's Office, bounded in general by Harriett Gupton on the east, Herman Duffie on the north, tracts 29 and 28b of the David Wade Division on the west, and tract 27 of said Division on the south, and lying off the north side of Bear Hollow Road, more particularly described as follows:
>
> Commencing at an existing iron pin on the north side of Bear Hollow Road, said pin being Harriett Gupton's southwest corner (ref. Deed Book 2443, Page 557, R.O.D.C.) and the southeast corner of tract 30 of the David Wade Division, thence leaving said road and with Gupton's west line and the east line of tracts 30 and 27 of said Division North 25 deg. 21 min. 57 sec. West, passing an existing iron pin at 318.84 feet, in all 670.03 feet to an existing iron pin, the northeast corner of tract 27, and the true point of beginning for the herein described tract;
>
> Thence leaving Gupton and this true point of beginning, and with the north line of tract 27 South 76 deg. 18 min. 20 sec. West, crossing a drain, in all 481.68 feet to an existing iron pin, the southeast corner of tract 28b of said Division; thence leaving tract 27 and with the revised east line of tract 28b North 16 deg. 27 min. 57 sec. West, 219.08 feet to an iron pin in a ridge road; thence with said road North 06 deg. 32 min. 24 sec. West, 165.33 feet to an iron pin; thence North 14 deg. 29 min. 25 sec. East, passing an iron pin, the common corner of tract 28b and tract 29 at 18.13 feet, in all 147.13 feet to an iron pin; thence continuing with the revised line of tract 29 North 28 deg. 03 min. 39 sec. West 182.99 feet to an iron pin in Herman Duffie's south line (ref. Deed Book 6265, Page 74, R.O.D.C.), said pin being the northeast corner of tract 29, thence leaving tract 29 and the Ridge Road, and with Duffie's south line South 88 deg. 45 min. 26 sec. East 334.18 feet to an existing iron pin in Harriett Gupton's west line, said pin being Duffie's southeast corner; thence leaving Duffie and with Gupton South 25 deg. 21 min. 57 sec. East, passing a reference iron pin at 612.99 feet, in all 616.42 feet to the true point of beginning, containing 5.86 acres, more or less, being part of Deed book 7645, Page 445, and part of Deed Book 7663, Page 61, Register's Office, according to a survey by Randolph L. Chapdelaine dated 12/4/88.
>
> Being the same property conveyed to Mable E. Clark by Installment Deed from David R. Wade, III and James I. Caldwell, III, of record in Book 7759, Page 677, Register's Office of Davidson County, Tennessee.

To have and to hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever as the undersigned in his capacity as Substitute Trustee and not otherwise, has the power to convey the same, but subject to any and all unpaid taxes plus interest and penalty, if any.

And I do further transfer, assign and convey unto the said Grantees 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 assign, and transfer as Substitute Trustee and not any further or otherwise.

WITNESS my hand this 21st day of March, 1995.

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MARTIN C. GINER, as Successor
Trustee, and not otherwise

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

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

WITNESS my hand in Nashville, Davidson County, Tennessee, on this 21st day of March, 1995.

NOTARY PUBLIC

My Commission expires:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $12,738.69.

AFFIANT

Sworn to and subscribed before me this 21st day of March, 1995.

NOTARY PUBLIC

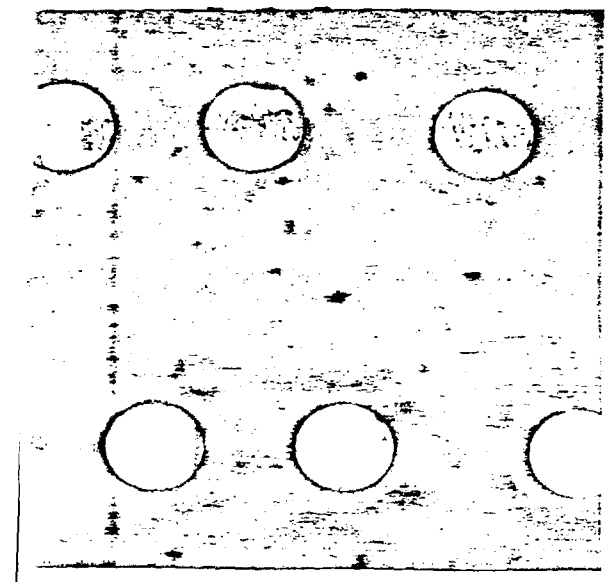
My Commission expires:

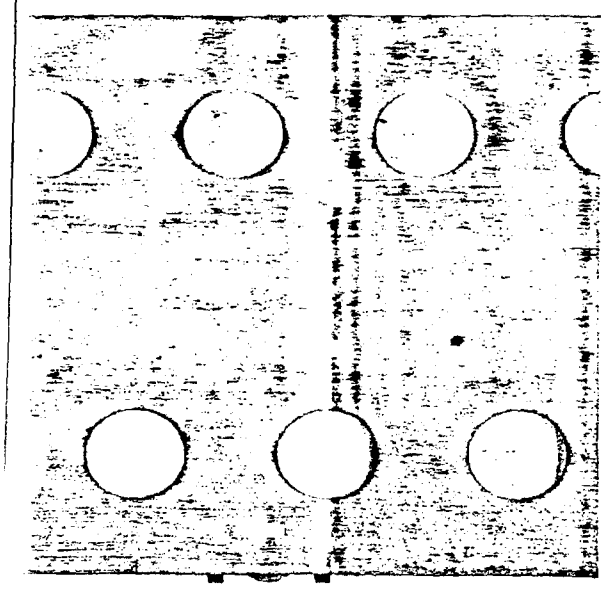
wademcp

47363
IDENTIFICATION REFERENCE

95 MAR 31 PM 3:16
REGISTER

5291 03/31 2101 03CHECK 59.79





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9833 PG 340

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	12738.69
CON TX	46.99
PRFEE	1.00
MDEED	12.00
TOTAL	59.99
CHECK	59.99

03/31/95 01 15:18 0001 6291

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47363
IDENTIF. & REFERENCE

95 MAR 31 PM 3:16

DAVIDSON COUNTY, TN.

No. 895828