SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT PREPARED BY:
W. ALLEN BARRETT, ATTY.
176 Second Avenue, North
Suite 509
Nashville, Tennessee 37201

BOOK 9643 PG 791

W. Allen Barrett,	)	
Substitute Trustee,	)	
	)	
to	)	Map/Parcel # 30-166
	)	
Cleveland Stephens and wife,	)	
Helen Stephens	)	
P.O. Box 547	)	
Pleasantview, Tennessee 37146	)	
SEND TAX BILLS HERE	)	
NO MORTGAGE	)	

WHEREAS, Ricky Stephens and Patricia Cain executed an Installment Deed on the 10th day of March, 1990, which was recorded in Book 8505, page 367, Register's Office of Davidson County, Tennessee, conveying to Jay Gilpin of Davidson County, Tennessee, Trustee, the property hereinafter described to secure the payment referred to in said Installment Deed; and

WHEREAS, W. Allen Barrett was appointed Successor-Trustee, said appointment being recorded in Book 9613, page 351, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of the said Installment Deed securing the same and the note holder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Substitute Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Installment Deed, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to wit: Monday, April 10, 1995, at 10:00 A.M., at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from the statutory right of redemption, homestead, dower and all other exemptions which were expressly waived in the said Installment Deed; and

WHEREAS, the GRANTEES herein, Cleveland Stephens and wife, Helen Stephens, being the highest and best bidder at said sale with a bid of fifty-three thousand three hundred ten dollars and seventy-two cents ($53,310.72) was duly declared the purchasers.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

NOW, THEREFORE, in consideration of the premises and the further consideration of fifty-three thousand three hundred ten dollars and seventy-two cents ($53,310.72), paid by Cleveland Stephens and wife, Helen Stephens, the receipt of which is hereby acknowledged, I, W. Allen Barrett, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Cleveland Stephens and wife, Helen Stephens, or their successors and assigns, the following tract of land situated in Davidson County, Tennessee and more particularly described as follows, to wit:

> Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of the Revised Division of the Dudley Oakley Property, of record in Book 5210, Page 272, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Cleve Stephens (also known as Cleveland Stephens) by deed from Vincent Scalf of record in Book 7973, Page 871, said Register's Office. Helen Stephens, wife of Cleveland Stephens, joins for the purposes of conveying any interest she may have in the above described property, particularly marital rights.
>
> Being the same property conveyed to Ricky Stephens and Patricia Cain by installment deed from Cleveland Stephens and wife, Helen Stephens, of record in Book 8505, Page 367, Register's Office of Davidson County, Tennessee.

This is improved property also known as 6447 Old Hickory Blvd., Whites Creek, Tennessee, 37189.

TO HAVE AND TO HOLD said real estate together with the appurtances, estate, title and interest thereunto belonging to the said Cleveland Stephens and wife, Helen Stephens, their successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Installment Deed and his appointment as Successor-Trustee; and said Successor-Trustee, the GRANTOR herein, does hereby transfer and assign to Cleveland Stephens and wife, Helen Stephens, their successors and assigns all the warranties and covenants made in said Installment Deed.

This conveyance is made subject to all matters show on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said W. Allen Barrett, Successor-Trustee, has hereunto set his hand on this the 10th day of April, 1995.

W Allen Barrett, Successor Trustee

W. ALLEN BARRETT
Successor-Trustee

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STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named W. Allen Barrett, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and office seal at Nashville, Tennessee, this the 10th day of April, 1995.

Linda H. Oakley
NOTARY PUBLIC

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is fifty-three thousand three hundred ten dollars and seventy-two cents ($53,310.72).

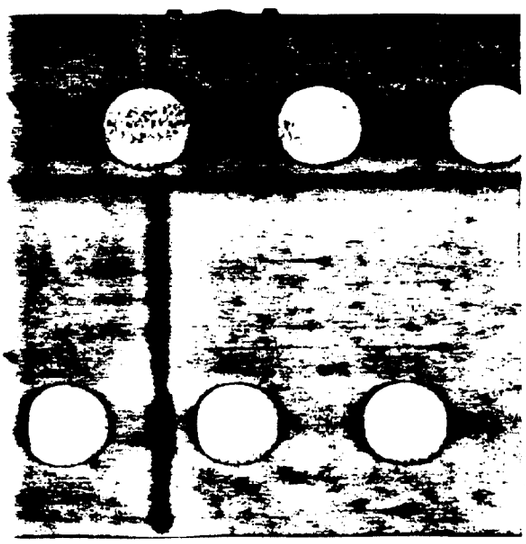
W. Allen Barrett, Successor Trustee
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this the 12 day of April, 1995.

Linda H. Oakley
NOTARY PUBLIC

My Commission Expires: 11-22-97
24-4

50911
IDENTIF. & REFERENCE
95 APR 12 PM 3:07
REGISTER
DAVIDSON COUNTY, TN.
PICK-UP
152 04/12 0101 03CHECK 210.21



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

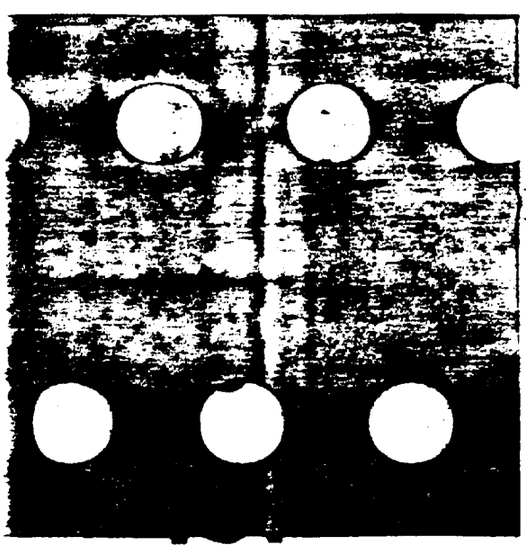
RECEIVED OF _____

FOR _____

BOOK 9643 PG 794

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 53310.72
CON TX 197.21
PRFEE 1.00
WDEED 12.00
TOTAL 210.21
CHECK 210.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/95 01 15:07 0001 0162

50911
IDENTIF. ↑ REFERENCE

95 APR 12 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 899654