This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

95 JUN 23 AM 8:55
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0072664

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Larry D. Skelley
905 Warrior Drive
Murfreesboro, TN 37129

Same

Map 150-01-0
002.00

mail

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $56,200.00.

Larry D. Skelley
Affiant

Subscribed and sworn to before me, this 21st day of June, 1995.

Dana Hall
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

1-31-99

WHEREAS, by Deed of Trust dated March 19, 1990, and recorded in Book 8073, Page 186, Register's office for Davidson County, Tennessee, Virgil D. Barnes and wife, Laura S. Barnes, conveyed to Guaranty Title Company, Trustee, the hereinafter described real property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 9629, Page 543, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 7th day of June, 1995, at 11:30 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Larry D. Skelley, a single person, being the highest and best bidder became the purchaser of said property at and for the sum of Fifty-Six Thousand Two Hundred and No/100ths Dollars ($56,200.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Larry D. Skelley, a single person, the following real estate:

> Land in Davidson County, Tennessee, being Lot No. 271 on the Plan of Edge-O-Lake Estates, Section 1, of record in Plat Book 3600, Page 43, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Virgil D. Barnes and wife, Laura S. Burnes, by deed from Harold S. Bishop, of record in Book 6539, Page 644, and being rerecorded to correct Laura S. Burnes name as Laura S. Barnes of record in Book 8073, Page 184, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind including, but not limited to, a statutory right to an elective share in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Larry D. Skelley, his representatives, heirs and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 16th day of June, 1995.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Patricia A. Keller, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 16th day of June, 1995.

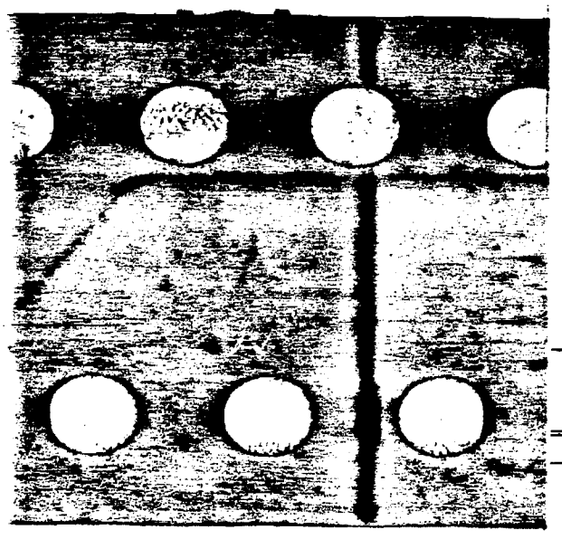
Notary Public

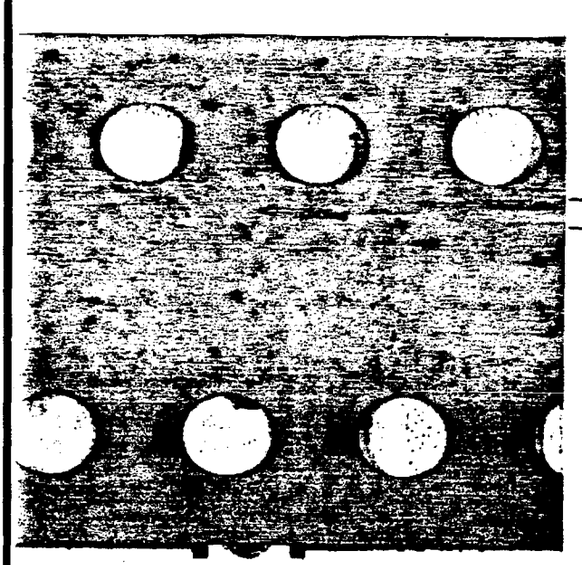
PATRICIA A. KELLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

3/22/96

95 JUN 23 AM 11:01 OFFICE CHECK 216.94





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

RECEIVED OF _____

FOR _____

BOOK 9710 PG 104

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 56200.00
CON TX 207.94
PRFEE 1.00
WDEED 8.00
TOTAL 216.94
CHECK 216.94

06/23/95 01 08:51 0001 4121

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0072664
IDENTIF. ↑ REFERENCE

95 JUN 23 AM 8:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 923326