BOOK 9828 PG 489

THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
Suite 905, Stahlman Building
211 Union Street
Nashville, Tennessee 37201

The Name & Address of a Property Owner:	The Name & Address of the Mortgagee:	Map-Parcel Numbers:
Robert E. Poole 1700 1/2 8th Avenue, North Nashville, Tennessee 37208	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 93-16 Parcel 392

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust was executed by Elizabeth Battle on the 19th day of November, 1990, conveying the subject property, hereinafter described, to Charles N. Neiwold, Trustee, as recorded in Book 8240, page 552, Register's Office for Davidson County, Tennessee, securing payment of a promissory note payable to Colonial Construction Company in the principal sum of $9,000.00 plus interest; and

WHEREAS, J. A. Carney was subsequently appointed Substitute Trustee by instrument of record in Book 9786, page 274, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Deed of Trust, giving notice of an intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, the 29th day of September, 1995 at 1:00 o'clock p.m.; and

WHEREAS, at the time and place stated in said advertisement, the said J. A. Carney, Substitute Trustee, offered the property, hereinafter described, for sale to the highest and best bidder for cash at public outcry, free from the statutory and equity of redemption, homestead, dower and all other exemptions

which were expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to Robert E. Poole, unmarried, for Five Thousand Five Hundred Sixty Three ----- And No/00 ----- ($5,563.00) Dollars, and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of Five Thousand Five Hundred Sixty Three ----- And No/00 ----- ($5,563.00) Dollars, cash in hand paid, and the cancellation of the indebtedness, I, J. A. Carney, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Robert E. Poole, unmarried, his heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

BEING the easterly 30 feet of Lot No. 2 of Block "G" on the Map of Hermitage Addition, as of record in Book 57, page 43, Register's Office for said County.

SAID part of Lot No. 2 fronts 30 feet on the southerly side of Fain Street, formerly Hermitage Avenue, and extends back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Elizabeth Battle (feme covert) by quitclaim deed from Louise Dozier (feme sole), of record in Book 4005, page 525, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, known as 147 Fain Street, Nashville, Tennessee 37210

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever, but subject to any and all unpaid real estate taxes and superior liens of record.

I assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this 29th day of September, 1995.

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J. A. Carney, Substitute Trustee
J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, J. A. Carney, Substitute Trustee, 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 official seal at Nashville, Tennessee, this 29th day of September, 1995.

Beverly M. McKinney
NOTARY PUBLIC

My Commission Expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is $5,563.00.

PICK-UP

James A Carney
AFFIANT

Sworn to and subscribed before me this 29th day of September, 1995.

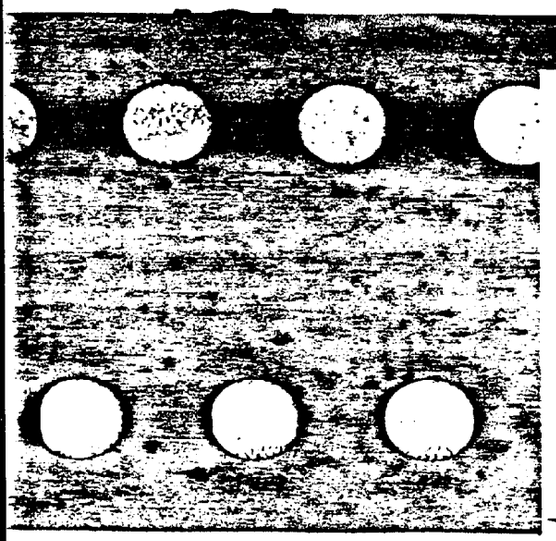
Beverly M. McKinney
NOTARY PUBLIC

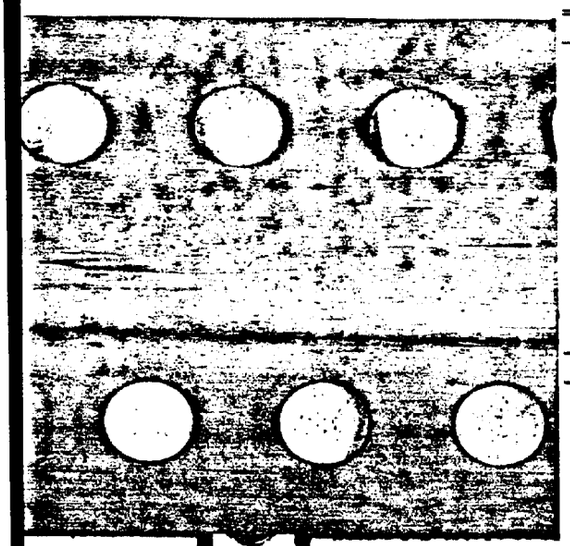
My Commission Expires: 5-23-98

95 OCT 16 PM 12:01
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIF. ↑ REFERENCE 01112383

9987 10/16/95 0101 03CHECK 33.72





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

RECEIVED OF _____

FOR _____

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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 5563.00
CON TX 20.72
PRFEE 1.00
WDEED 12.00
TOTAL 33.72
CHECK 33.72

10/16/95 01 12:03 0001 6987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0112383
IDENTIF. ↑ REFERENCE

95 OCT 16 PM 12:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 965722