BOOK 9934 PG 641

This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1300
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

Alfred C. Bone
Route 3, Box 67B
Waverly, Tennessee 37185

SEND TAX BILLS:

SAME

0146127

IDENTIFICATION REFERENCE

96 FEB -1 AM 11:13

PICK-UP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,000.00.

AFFIANT

Subscribed and sworn to before me this the 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 01/24/98

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 13th day of July, 1990, Thomas L. Gearalds and wife, Linda R. Gearalds, executed a Deed of Trust to R. F. Wilson, Madison TN, as Trustee, to secure a promissory note of even date in the amount of $20,426.64, payable to the order of Commercial Credit Plan Incorporated as fully set out in Book 8153, Page 105, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said R. F. Wilson, Madison TN, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 9900, Page 711, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Commercial Credit Plan Incorporated, 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 Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, 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 (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 4, January 11 and January 18, 1996, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry 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 Wednesday, January 31, 1996, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Alfred C. Bone was the highest and best bidder, the amount of his bid being in the sum of Twenty-Seven Thousand and No/100 ($27,000.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twenty-Seven Thousand and No/100 ($27,000.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Alfred C. Bone, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY PART OF LOT NO. 69 ON THE PLAN OF CAPITAL VIEW SUBDIVISION, AS OF RECORD IN BOOK 974, PAGES 52 AND 53, REGISTER'S OFFICE FOR SAID COUNTY, ASN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EASTERLY MARGIN OF ALHAMBRA CIRCLE,A T THE SOUTHWEST CORNER OF PART OF LOT 69 CONVEYED TO PAUL W. LEE, JR.,AND WIFE, BY TWO DEEDS FROM JOHN S. BRANSFORD ET AL, OF RECORD IN BOOK 1469, PAGE 618 ADND BOOK 1492, PAGE 47, SAID REGISTER'S OFFICE; THENCE WITH THE EASTERLY MARGIN OF SAID CIRCLE, SOUTHWARDLY 70 FEET TO THE NORTHWEST CORNER OF LOT 68 ON SAID MAP; THENCE WITH THE LINE BETWEEN SAID LOTS 68 AND 69, EASTEARDLY 243.3 FEET TO THE COMMON CORNER OF LOTS 53,54,68 AND 69; THENCE WITH THE LINE BETWEEN SAID LOT 53 AND 69, NORTHWARDLY FEET TO THE SOUTHERN BOUNDARY LINE OF ABOVE LEE PROPERTY; THENCE WITH THE SOUTHERN BOUNDARY LINE OF SAID LEE PROPERTY WESTWARDLY 240 FEET MORE OR LESS TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS L. GEARADLS AND WIFE, LINDA R. GEARALDS BY DEED FROM LARRY D. SPRINKLES AND WIFE, MELRALYN C. SPRINKLES, DATED MARCH 1, 1979, RECORDED MARCH 1, 1979, BOOK 5400, PAGE 221, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property also known as 2805 Alhambra Circle, Nashville, Tennessee 37207.

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 Alfred C. Bone, his heirs and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8153, Page 105, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Alfred C. Bone, his heirs and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 31st day of January, 1996.

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

BOOK 9934 PG 643

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 Robert P. Ziegler, Substitute Trustee, the bargainor, 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 the 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires:

01/24/98

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9934 PG 644

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	27000.00
CON TX	99.90
PRFEE	1.00
MDEED	12.00
TOTAL	112.90
CHECK	112.90

02/01/96 01 11:20 0001 3461

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0146127
IDENTIF. & REFERENCE

96 FEB -1 AM 11:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001703