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THIS INSTRUMENT PREPARED BY:
David B. Herbert
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

SUBSTITUTE TRUSTEE'S DEED

Name and Address of New Owner: John B. Stark 4207 Lebanon Road Hermitage, TN 37076
Send Tax Bills To: Same
Street Address of Subject Property: Map-Parcel No: 1511 Cahal Avenue 72-14-248 Nashville, TN 37206

THIS INSTRUMENT made and entered into on this the 25th day of January, 1996, by and between Douglas A. Brace, Substitute Trustee, party of the first part, and John B. Stark, party of the second part.

WHEREAS, a Deed of Trust dated the 2nd day of September, 1994, of record in Book 9456, Page 45, Register's Office for Davidson County, Tennessee, Shirlee Woods, Sr., conveyed to David B. Gray, Trustee, the hereinafter described real estate, to secure a Note of even date therewith in the principal amount of Eighteen Thousand and No/100 ($18,000.00) Dollars; and,

WHEREAS, an Assignment of Note and Collateral dated the 18th day of January, 1996, of record in Book 9921, page 184, Register's Office for Davidson County, Tennessee, Music City Money, Inc. assigned to David B. Herbert, Trustee, the Promissory Note dated September 2, 1994 and the Deed of Trust of record in Book 9456, page 45, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the holder of said Note appointed the party of the first part as Substitute Trustee in accordance with the terms

and conditions of said Deed of Trust in an instrument of record in Book 9924, page 569, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said Note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place, and terms thereof in the **Nashville Record** having general circulation in Davidson County, Tennessee and published in said county, once a week for three (3) weeks prior to said sale, to wit: December 28, 1995, January 4, 1996, and January 11, 1996; said advertisement, in all respects complied with the requirements of the power of sale contained in said Deed of Trust, on the 25th day of January, 1996 at Eleven O'Clock (11:00) A.M., the Substitute Trustee offered said property for sale at the South Door of the Courthouse in Davidson County, Tennessee, after receiving competitive bids, sold said property to John B. Stark, at the price of Fifty-Five Thousand and No/100 ($55,000.00) Dollars, this being the highest and best bid.

NOW, THEREFORE, the said Douglas A. Brace, Substitute Trustee, acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of Fifty-Five Thousand and No/100 ($55,000.00) Dollars, paid for said land by virtue of the public sale aforesaid, and in consideration of the facts hereinbefore recited, has bargained, sold and conveyed and does hereby bargain, sell and convey unto the said John B. Stark, his successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described, to wit:

> **BEGINNING** at a point in the northerly margin of Cahal Avenue 54-3/4 feet westerly from the northwest intersection of said Avenue and Northview Avenue; thence North 1-1/2 degrees East parallel to Northview Avenue, 200 feet to a point 73-1/2 feet south of Lot 1 in Coggin's First Addition, of record in Book 421, page 33; thence westerly parallel with same, 50 feet to a point; thence South 1-1/2 degrees West parallel to Northview Avenue 200 feet to the northerly margin of Cahal Avenue; thence easterly with same 50 feet to the beginning.
>
> **BEING** the same property conveyed to Shirlee Woods, Sr., by Deed of record in Book 9303, page 987, Register's Office for Davidson County, Tennessee.

This is improved property known as 1511 Cahal Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto John B. Stark, his successors and assigns, said property in fee simple forever, and in bar of all right or equity of redemption.

And the party of the first part, as Substitute Trustee, does hereby transfer, assign, and setover unto John B. Stark, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but not further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 25th day of January, 1996.

Douglas A. Brace, Substitute Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Douglas A. Brace, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 25th day of January, 1996.

NOTARY PUBLIC

My commission expires: 11-20-96

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this the 25th day of January, 1996.

NOTARY PUBLIC

My commission expires: 11-20-96

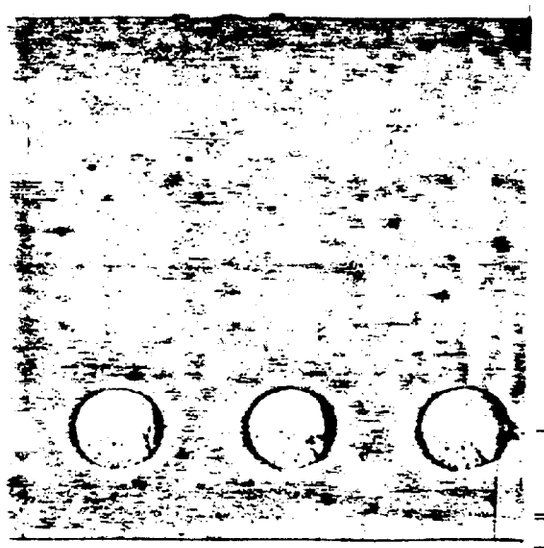
IDENTIF. & REFERENCE 011423

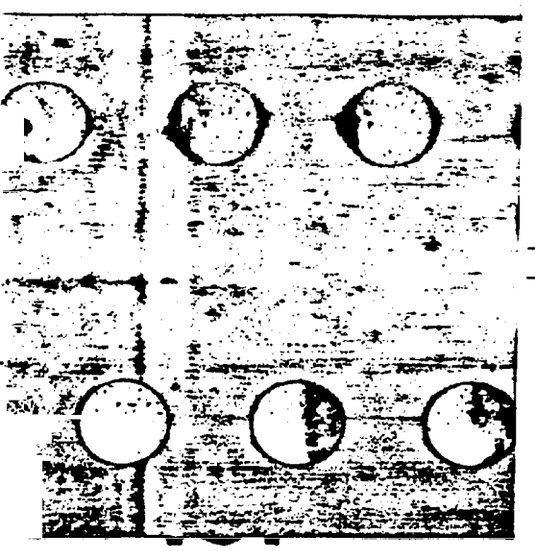
96 FEB -5 PM 3:33

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

13 02 010 03CHECK 216.50

stark.ded





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

RECEIVED OF _____

FOR _____

BOOK 9938 PG 679

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
TOTAL 216.50
CHECK 216.50

02/05/96 01 15:37 0001 4843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

014723
IDENTIF. # REFERENCE

96 FEB -5 PM 3:33
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1003071