BOOK 9950 PG 662

This instrument prepared by:
GEORGE M. JOHNSON
ATTORNEY AT LAW
215 HIGH LEA ROAD
BRENTWOOD, TN 37027

NO MORTGAGE
New Owner - Send Tax Bills:
WILSON P. BURTON, JR.
6311 RAMSGATE COURT
BRENTWOOD, TN 37027

MAP 118-05
PAR 39

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the seventh day of February, 1990, John V. Adams, was named Trustee in a Deed of Trust of even date executed by Robert L. Washington, Jr., AN UNMARRIED PERSON, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $33,465.00, (plus advancements which were made in the amount of $5166.00 principal and interest at 8.0% per annum on the unpaid balance, said Deed of Trust being recorded in Book 8042, Page 905, in the Register's Office for Davidson County, Tennessee; I, GEORGE M. JOHNSON, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely; January 25, 1996 /February 1, 1996 / February 8, 1996, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Friday, February 16, 1996, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time WILSON P. BURTON, JR., 6311 RAMSGATE COURT, BRENTWOOD, TN, submitted the highest and best bid in the amount of $56,000.00.

NOW THEREFORE, in consideration of the premises, I, GEORGE M. JOHNSON, Substitute Trustee, do hereby sell, transfer and convey to WILSON P. BURTON, JR., its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, TO WIT:

Land in Davidson County, Tennessee, being the westerly 87 feet of Lot 17 and the easterly 80 feet of Lot No. 18 on the Map of Dr. L. G. Noel's Subdivision, as of record in Book 547, page 105, Register's Office for said County, and more fully described in the deed of record dated July 12, 1968, in Book 4250, page 678, said Register's office.

Being the same property conveyed Mary Owen Washington by deed from Lambeth C. Mayes, unmarried, by deed of record in Book 4250, page 678, said Register's Office. The said Mary L. Washington died on or about May 28, 1976, unmarried and intestate. The only person born to or adopted by said Mary L. Washington is Robert L. Washington, Jr.

I, GEORGE M. JOHNSON, Substitute Trustee, convey to WILSON P. BURTON, JR., all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and

warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this sixteenth day of February, 1996.

GEORGE M. JOHNSON
Substitute Trustee

STATE OF TENNESSEE)
) ss
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GEORGE M. JOHNSON, 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 official seal at office at NASHVILLE, Tennessee, this sixteenth of February, 1996.

Notary Public

My Commission Expires: 5/31/99.

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

3953 02/16 0101 03CHECK 216.20

The actual consideration or value, whichever is greater is greater for this transfer is $56,000.00.

Affiant

Subscribed and sworn to before me, this sixteenth day of February, 1996.

~~Notary Public~~

~~My Commission Expires:~~ _____

RETURN TO:
GEORGE M. JOHNSON, P.C.
ATTORNEY AT LAW
215 HIGH LEA ROAD
BRENTWOOD, TN 37027

0151297
IDENTIFICATION REFERENCE

96 FEB 16 PM 2:47
FILED & RECORDED
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 9950 PG 664

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	56000.00
CON TX	207.20
PRFEE	1.00
WDEED	8.00
TOTAL	216.20
CHECK	216.20

[illegible] 14:49 3001 3953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0151297
IDENTIF. & REFERENCE

96 FEB 16 PM 2:47
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1007136