BOOK 9973 PG 928

TRUSTEE'S DEED

THIS INDENTURE, made this 8th day of March, 1996, by and between CHARLES CHILD, Substitute Trustee, of Knoxville, Tennessee, Party of the First Part, and DAVID T. JOHNSON and wife LETA G. JOHNSON Party of the Second Part.

WITNESSETH:

That, WHEREAS, on the 21st day of March, 1975, Anna Lou Wells and Mary McGlothin, executed a Deed of Trust to Ernest W. Turnbull, Trustee, to secure a Promissory Note in the original amount of $18,900.00, the same being payable to The Lomas & Nettleton Company, said note being payable in monthly installments as set forth in the Deed of Trust which is of record in the Register's Office of Davidson County, Tennessee, in Trust Book 4899, Page 950, et seq., to which reference is here made; and

WHEREAS, the owner and holder of said indebtedness did appoint Charles Child, Party of the First Part, as Substitute Trustee, by indenture recorded on the 16th day of February, 1994, in Book 9251, Page 103, in the Register's Office of Davidson County, Tennessee, wherein the original Deed of Trust referred to conveyed the following described property; to-wit:

Land in Davidson County, Tennessee, being the North one-half of Lot No. 8 and the South one-half of Lot No. 9 on the Plan of Elbon, not of record, and being a Subdivision of Lot No. 37 and the West part of Lot No. 38 on the Plan of Brownsville as of record in Book 21, page 9, Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 8 and 9 front together on the Easterly side of Scott Avenue and extend back between parallel lines measuring 175 feet to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to James W. Petty and wife, Dimple L. Petty by deed recorded on 5/10/76 in Book 5023, Page 392, in the Register's Office of Davidson County, Tennessee.

WHEREAS, the same was not paid and the owner and holder of said indebtedness declared the entire amount due and payable and default was made therein and thereupon, at the request of the beneficiary of said Trust, the party of the first part as Substitute Trustee, did advertise the said property as in said Trust provided in a weekly newspaper published in Davidson County, Tennessee; to-wit: The Nashville Record giving the time, place and terms of sale; and

WHEREAS, on the 8th day of March, 1996, at 10:45 a.m. at the main south door of the Courthouse, Nashville, Davidson County, Tennessee, (the time and place fixed) the said property was offered for sale at public auction for sale for cash in hand in bar of the equity of redemption as provided in said Trust, and being cried at a reasonable time, was finally struck off to the party of the second part hereto at its bid of $ 15,250.00 , being the highest and best bidder, which sum was in hand and then applied to said Deed as directed and provided.

PROPERTY OWNER:

David T. Johnson
914 Lake Park Dr.
Gallatin TN 37066

THE ABOVE DESCRIPTION IS THE SAME AS THE PREVIOUS DEED OF RECORD. NO BOUNDARY SURVEY HAVING BEEN MADE AT THE TIME OF THIS CONVEYANCE.

PREPARED BY:
Charles H. Child
P. O. Box 219
Knoxville, TN 37901

MORTGAGEE:

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Same
(NAME OF PERSON OR AGENCY)

(ADDRESS OF ABOVE PARTY)

Map & Parcel
72-14
380

NOW THEREFORE, in consideration of the premises and the sum sold for said bid and paid, the party of the first part hereto as Substitute Trustee does hereby bargain, sell, transfer and convey unto the party of the second part the parcel or lot of land hereinbefore described to have and to hold the same together with all hereditaments, improvements, building easements, appurtenances hereto and appertaining as an inheritance in fee, free of all rights and equities of redemption and the makers of the Trust Deed and all persons claiming through or under them. The party of the first part covenants as Substitute Trustee that he is lawfully seized of said property, has good right to convey and will and does warrant to the party of the second part, his heirs and assigns, the title to said property against all persons claiming by, through and under the party of the first part, but no further otherwise.

WITNESSETH the hand of the party of the first part the day and year first above written.

Charles Child
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, CHARLES CHILD, Substitute Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledges that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Tennessee, this 8 day of March, 1996.

NOTARY PUBLIC
My Commission Expires: 1-22-98

NICOLE RUSSELL NOTARY PUBLIC STATE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,250.00

David T. Jr
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF March 1996.

Deputy Register

6547 03/08 0101 03CHECK 65.43

0158379
IDENTIF. ↑ REFERENCE

96 MAR -8 PM 1:07
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP



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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 930

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	15250.00
CON TX	56.43
PRFEE	1.00
WDEED	8.00
TOTAL	65.43
CHECK	65.43

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6547

0158379
IDENTIF. ✦ REFERENCE

96 MAR -8 PM 1:07
FELIX Z. WILSON, II, Register
DAVIDSON COUNTY, TN.

No. 1014643