0164202

IDENTIFICATION REFERENCE

PICK-UP

THIS INSTRUMENT PREPARED BY:

96 MAR 26 PM 3:19

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, TN 37201

pg. 9991-693

The Name & Address of a Property Owner:	The Name & Address of Mortgagee:	Map-Parcel Numbers:
Timothy D. Johnson, et ux 562 HUNTINGTON PARKWAY Nashville, Tennessee 37211	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 81-7 Parcel 127

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, a Deed of Trust was executed by Michael D. Russell and wife, Tanya Y. Russell, on the 28th day of June, 1990, conveying the subject property, hereinafter described, to Michael F. Mondelli, Trustee, as recorded in Book 8141, page 903, Register's Office for Davidson County, Tennessee, securing payment of a promissory note payable to Robert E. Poole in the principal sum of $12,500.00 plus interest; and

WHEREAS, J. A. Carney was subsequently appointed Substitute Trustee by instrument recorded in Book 9542 , page 645 , 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 Trusee, 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 23rd day of February, 1996 at 1:00 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 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 Timothy D. Johnson and wife, Lisa C. Johnson, for Six Thousand Five

Hundred ---------- And No/00 ---------- ($6,500.00) 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 Six Thousand Five Hundred ---------- And No/00 ---------- ($6,500.00) 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 Timothy D. Johnson and wife, Lisa C. Johnson, their heirs and assigns, the following described property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 12 on the Plan of J.D. Owen's Buena Vista Lots, as of record in Book 15, pages 10 and 11, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of 10th Avenue, North, 108.5 feet southerly from the intersection of the westerly margin of Cass Street; thence westwardly 127 feet to a point in the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 48.5 feet to the northwest corner of the Stamps lot; thence with the northern boundary line of said Stamps lot eastwardly 128 feet, more or less, to a point in the westerly margin of said 10th Avenue North, northwardly 48.5 feet to the beginning.

Being the same property conveyed to Michael D. Russell and wife, Tanya Y. Russell, by deed from Robert E. Poole of record in Book 8141, page 903, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 2019 10th Avenue, North, Nashville, Tennessee 37208

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 Grantees any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this 23rd day of February, 1996.

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, 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 Nashville, Tennessee, this 23rd day of February, 1996.

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 $6,500.00

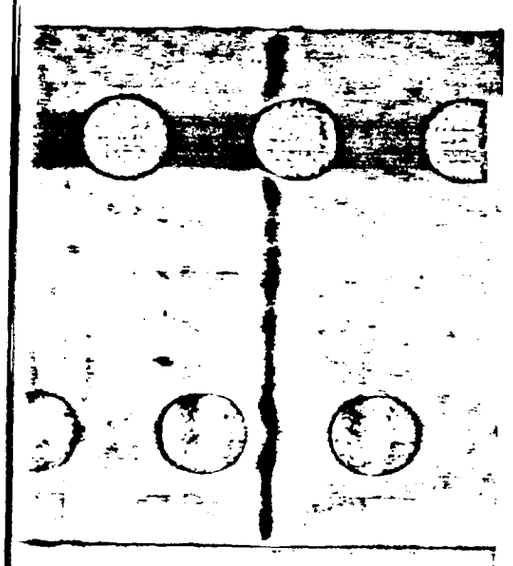
TIMOTHY D. JOHNSON, Affiant

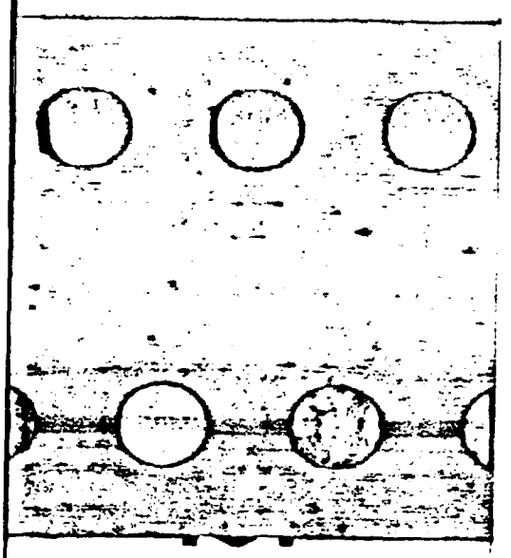
Sworn to and subscribed before me this 23rd day of February, 1996.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JAN 29, 2000

2330 03/25 01:01 03CHECK 37.05





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9991 PG 696

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

IDENTIF. REFERENCE 0164202

96 MAR 26 PM 3:19

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

CAMT	6500.00
CON TX	24.05
PRFEE	1.00
MTGTX	12.00
	37.05
CHECK	37.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/26/96 01 15:22 0001 2830

No. 1020861