This insrument prepared by:
P. Michael Richardson, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, 511 Union Street
Nashville, TN 37219

Address New Owner:	Send Tax Bills to:	Map and Parcel:
Kelly Jones 1435 Stewarts Ferry Pike Nashville, TN 37076	New Owner	72-16-133

Mail

BOOK 10029 PG 423

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated July 30, 1979, to Albert William Johnson, Trustee, executed by Harold E. Bailey and wife, Shirley D. Bailey, as same appears of record in Book 5479, page 991, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Albert William Johnson, as Trustee under said Deed of Trust and has nominated and appointed Tracey A. Brooks as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 9825, page 255, Register's Office for Davidson County, Tennessee, and the said Tracey A. Brooks, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on March 28, 1996, and subsequent insertions appearing on April 4, 1996, and April 11, 1996, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 19, 1996, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, Jean P. Shearer, acting as agent for Tracey A. Brooks, offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to KELLY JONES at and for the sum of Fifty Three Thousand Two Hundred and No/100 ($53,200.00) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment of Fifty Three Thousand Two Hundred and No/100 ($53,200.00) Dollars cash in hand paid, receipt of which is hereby acknowledged, the undersigned, Tracey A. Brooks, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said KELLY JONES, his heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

BEING Lot No. 11 on the Map of Part Two, Porter Heights, of record in Book 1424, page 79, Register's Office for said County.

SAID Lot fronts 90 feet on the west side of Harwood Drive and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Harold E. Bailey and wife, Shirley D. Bailey by deed from John Louis (Jack) Boyte, Susan Boyte Parker, Linda Boyte Chandler, and Elmer Louis Boyte, Jr. of record in Book 5479, page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as 1502 Harwood Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto KELLY JONES, his heirs and assigns, in fee simple forever, to whom the said Tracey A. Brooks, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Tracey A. Brooks, as Substitute Trustee, has executed this instrument on the 19th day of April, 1996.

Tracey A. Brooks
Tracey A. Brooks
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tracey A. Brooks, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 19th day of April, 1996.

Vicki A. Jones
Notary Public

My Commission Expires:

9-18-99

BOOK 10029 PG 425

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $53,200.00.

Jean P. Shearer
Affiant

Sworn to and subscribed before me, this
19th day of April, 1996.

Vicki A. Jones
Notary Public

My Commission Expires:

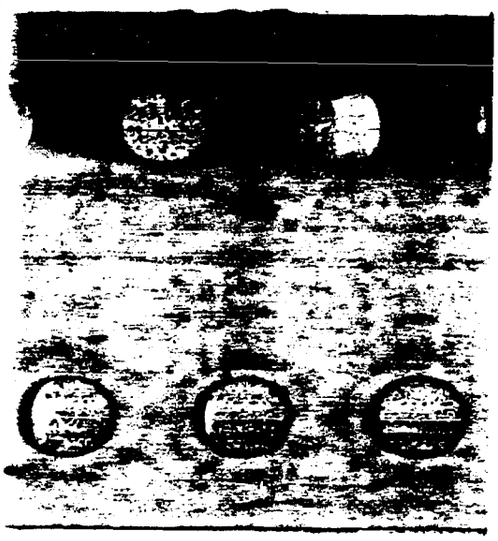
9-18-99

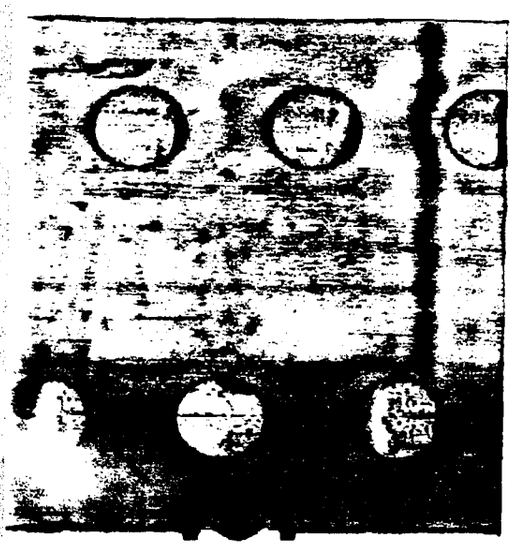
0175718

IDENTIFICATION REFERENCE

59668

5061 04/29 0101 03CHECK 209.84





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

RECEIVED OF _____

FOR _____

BOOK 10029 PG 426

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 53200.00
CON TX 196.84
PRFEE 1.00
WDEED 12.00
TOTAL 209.84
CHECK 209.84

04/29/96 01 10:12 0001 5061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0175718
IDENTIF. # REFERENCE

96 APR 29 AM 10:05
DAVIDSON COUNTY, TN.

No. 1033109