THIS INSTRUMENT PREPARED BY
LAW OFFICES OF SHAPIRO & KIRSCH
P.O. BOX 241155
MEMPHIS, TN 38124-1155

RQDW 10070:211

NAME: A.C. Richardson
and Beverly Richardson
S&K#: 96-0429
LOAN#: 474343

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 23, 1979, recorded in Book 5391, Page 860, Register's Office of Davidson County, Tennessee, Donald S. Signor and wife, Ida C. Signor, conveyed to Albert Wm. Johnson, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in Book 10020, Page 789, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on **MAY 29, 1996**, at the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m.; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to James H. Akins and wife, Dorothy M. Akins, whose address is 2788 Battle Creek Road, Springfield, TN 37172, at and for the sum of $30,000.00, that being the highest and best bid offered; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by James H. Akins and wife, Dorothy M. Akins, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joe M. Kirsch, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said James H. Akins and wife, Dorothy M. Akins, their heirs, successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Ashland City, County of Davidson, State of Tennessee, to-wit:

Described property located in the 13th Civil District of Davidson County, Tennessee, to wit:

Being parts of lots Nos. 5, 6, and 7 of a subdivision of Elizabeth Curtis Estates, as of record in Book 332, page 14, and being more accurately described as follows:

Beginning at a point in the center of Bull Run Road, said point being 766 feet westerly from the westerly margin of an access roadway; thence in a southerly direction 435 feet to an iron pin; thence in a westerly direction and parallel with Bull Run Road 200 feet to an iron pin; thence in a northerly direction 435 feet to the center of Bull Run Road; thence in an easterly direction along the center of said Road 200 feet to the point of beginning.

This legal description is identical with that in Deed recorded in Book 5391, Page 860, Register's Office of Davidson County,

Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 5391, Page 860, Register's Office of Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, recorded in Book 5524, Page 794, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines, easements, State and Federal tax liens and any other matter of record.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto James H. Akins and wife, Dorothy M. Akins, their heirs, successors and assigns, in fee simple forever, to whom the said Joe M. Kirsch, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joe M. Kirsch, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Joe M. Kirsch, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 29th day of May 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Joe M. Kirsch, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year written above.

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN.

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Christine K. Thomas
NOTARY PUBLIC AT LARGE
My Comm Exp 12-21-99
SHELBY COUNTY, TN.

Subscribed and sworn to before me on the date written above.

Notary Public

PROPERTY ADDRESS: 4373 Bull Run Road /fka/ 139 Bull Run Road, Ashland City, Tennessee 37015

RETURN TO:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
James H. Akins and wife, Dorothy M. Akins
2788 Battle Creek Road
Springfield, TN 37172

mail

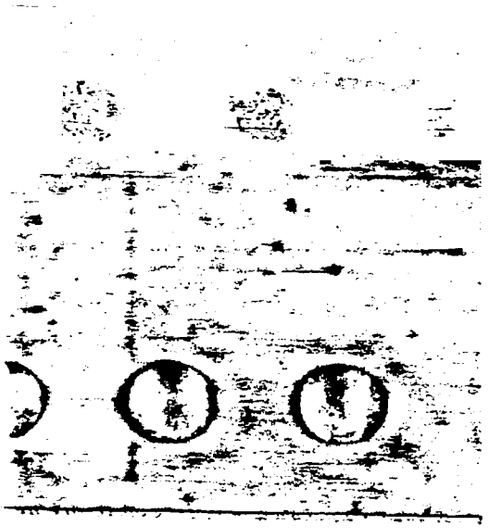
S & K #:96-0429
Map & Parcel - 55 22

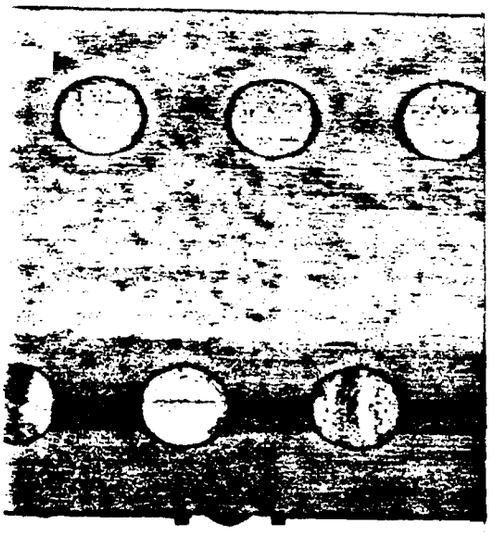
06/03 0101 03CHECK 120.00

96 JUN -3 PM 1:00
FELIX E. ... REGISTER
DAVIDSON COUNTY, TN.

0187924
IDENTIF. & REFERENCE

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





RECEIVED OF _____

FOR _____

BOOK 1070 PG 213

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 30000.00
CON TX 111.00
PRFEE 1.00
MISC 8.00
TOTAL 120.00
CHECK 120.00

06/03/96 01 13:05 0001 B269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187924
IDENTIF. & REFERENCE

96 JUN -3 PM 1:00
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046158