0191154

BOOK 10081 PG 621 IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY: PICK-UP

96 JUN 10 PM 1:18

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

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Name & Address of a Property Owner:	Name & Address of the Mortgagee:	Map-Parcel Numbers:
Carlton L. Horton, et al 1530 Douglas Avenue Nashville, TN 37206	SAME	Map 82-11 Parcel 21

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Shirley Randall, unmarried, to Isa Lucas, of record in Book 7484, page 558, Register's Office for Davidson County, Tennessee, in which Installment Deed Isa Lucas joined and conveyed the hereinafter described property to Bob Herrman, Trustee, to secure a promissory note described in said Installment Deed, and J. A. Carney was subsequently appointed Substitute Trustee by instrument of record in Book 9855, page 985, 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 Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, December 8, 1995 at 1:00 o'clock 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 equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, 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 advertisment, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to Carlton L. Horton and Richard C. Rice, as tenants in common, for Ten Thousand ----- And No/00 ----- ($10,000.00) 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 Ten Thousand ----- And No/00 ----- ($10,000.00) Dollars, cash in hand paid and the cancellation of the indebtedness, I, J. A. Carney, Substitute Trustee, does hereby bargain and sell, and by these presents, transfer and convey unto the said Carlton L. Horton and Richard C. Rice, as tenants in common, their heirs and assigns, the following described real property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 77 in Bryan's Addition to Edgefield, now East Nashville, as of record in Book 21, page 63, Register's Office for said County.
>
> Said Lot No. 77 fronts 50 feet on the northerly side of Treutland Street, and runs back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to Isa Lucas by Installment Deed from Shirley Randall, unmarried, of record in Book 7484, page 558, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 223 Treutland Street, Nashville, Tennessee 37207

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever, but subject to any real estate taxes and any 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 the 8th day of December, 1995.

J. A. Carney, Substitute Trustee

J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Beverly M. Hobbs, 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 the 8th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: May 23, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

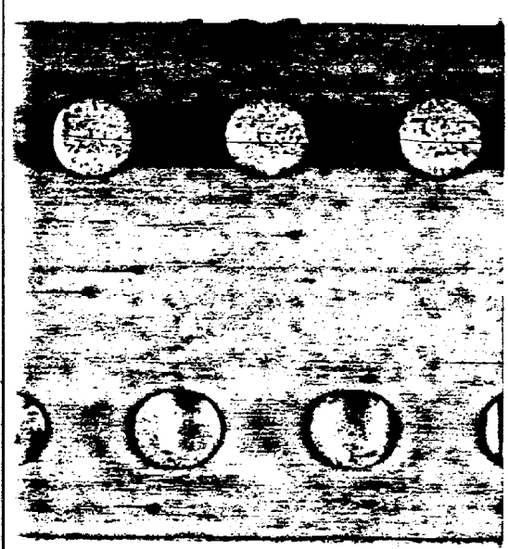
AFFIANT

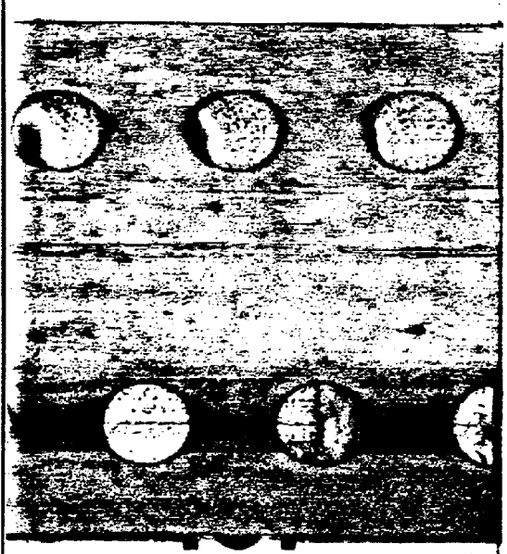
Sworn to and subscribed before me this 8th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: May 23, 1998

1726 06/10 0101 03CHECK 50.00





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

RECEIVED OF _____

FOR _____

BOOK 10081 PG 624

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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 50.00
				CHECK 50.00
			06/10/96 01	13:20 0001 1726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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96 JUN 10 PM 1:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1049570