BOOK 10088 PG 957

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

FRANK L. WALDEN
203 Walkers Terrace
Madison, TN 37115

SEND TAX BILLS TO:

SAME

MAP AND PARCEL:

MAP 43-09, PARCEL 54

96 JUN 17 PM 2:25
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0193454
IDENTIFICATION REFERENCE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 8th day of May, 1996, Thomas M. Black was named Substitute Trustee by Appointment of Substitute Trustee executed by Frank L. Walden, which Appointment of Substitute Trustee is of record in Book 10046, page 841, Register's Office for Davidson County, Tennessee, conveying to him, as Substitute Trustee, the real estate hereinafter described and also described in that certain Deed of Trust of record in Book 8832, page 130, Register's Office for Davidson County, Tennessee, said Deed of Trust being executed to secure to Frank L. Walden, the payment of one (1) note of even date in the original principal amount of Forty Three Thousand Five Hundred and no/100 ($43,500.00), due and payable with terms and provisions as provided therein; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to Dale Hamilton, the said Dale Hamilton having further failed to abide by the terms and provisions of the said Deed of trust; and

WHEREAS, I, Thomas M. Black, Substitute Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three successive publications, namely May 16, 1996, May 23, 1996 and May 30, 1996, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on June 17, 1996, at 12:00 P.M., at the Metropolitan Courthouse for Nashville and Davidson County, in Nashville, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time FRANK L. WALDEN

submitted the highest and best bid, in the amount of Forty seven thousand seven hundred eighty six & 08/100 — ($47,786.08) Dollars.

NOW THEREFORE, in consideration of the premises, I, Thomas M. Black, Substitute Trustee, do hereby sell, transfer and convey to FRANK L. WALDEN, his heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to-wit:

BEING Lots 31 & 32 on the Map of Overlook Estates, Block "A", of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lots No. 31 & 32 adjoin and front together 105.5 feet on the southerly side of Wiley Street and run back between lines 135 feet to a dead line, measuring 106.5 feet thereon.

Being the same property conveyed to Dale Hamilton by Warranty Deed from Frank Walden, of record in Book 8832, page 127, Register's Office for Davidson County, Tennessee.

I, Thomas M. Black, Substitute Trustee, hereby convey to FRANK L. WALDEN, all the rights conveyed to me as said Substitute Trustee in said Appointment of Substitute Trustee and Deed of Trust and other instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, this the 17th day of June, 1996.

Thomas M. Black, Substitute Trustee

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Black, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 17th day of June, 1996.

notary public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires: 9-18-99

BOOK 10088 PG 959

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

THE CONSIDERATION OR ACTUAL VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $ 47,786.08 , THIS 17TH DAY OF JUNE, 1996.

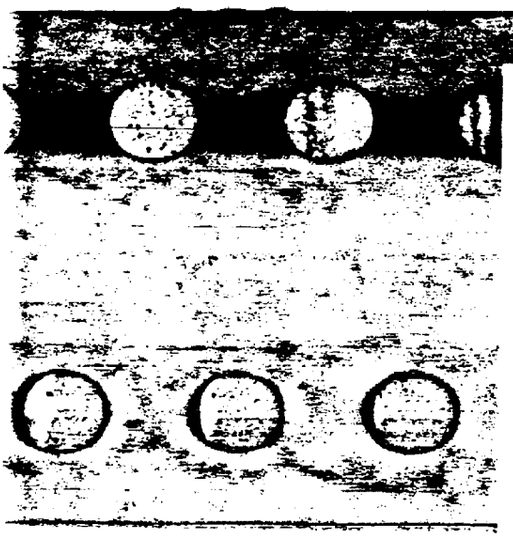
Frank L Wolden
AFFIANT

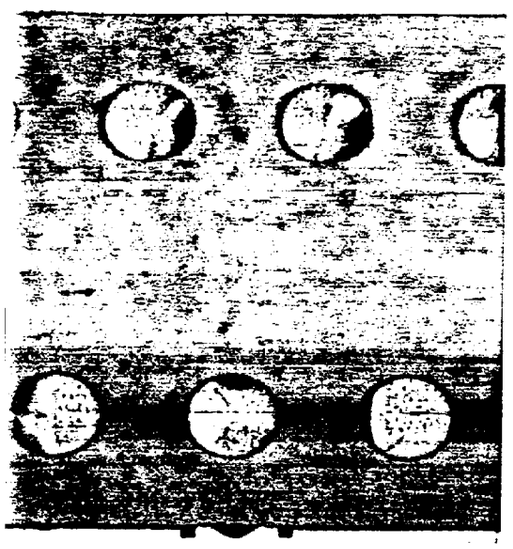
SWORN TO AND SUBSCRIBED BEFORE
ME THIS 17TH DAY OF JUNE, 1996.

Ellen Ford Wardell
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-18-99

DAVIDSON COUNTY, TENN.

4297 06/17 0101 03CHECK 189.86





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

RECEIVED OF _____

FOR _____

BOOK 10088 PG 960

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 47786.08
				CON TX 176.86
				PRFEE 1.00
				WDEED 12.00
				TOTAL 189.86
				CHECK 189.86
			06/17/96 01	14:30 0001 4297

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0193454
IDENTIF. # REFERENCE

96 JUN 17 PM 2:26
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052104