THIS INSTRUMENT PREPARED BY:
David C. Rutherford, P.C.
Attorney at Law
Suite 400, Washington Square
214 Second Avenue, North
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June 1996
Deputy Register

NEW OWNER	SEND TAX BILLS TO	Map/Parcel
Joseph H. Rutherford, et ux.	same	81-12-391
1104 Stratton Avenue	same	
Nashville, TN 37206	same	

10098 364

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by a certain Installment Deed executed by Joel B. Douglas and wife, Mary P. Douglas, in which Installment Deed the said Joel B. Douglas and wife, Mary P. Douglas conveyed the hereinafter described property to J. B. Watson, Jr., Trustee, to secure the indebtedness therein described, said Installment Deed being recorded in Book 8076, page 39, Register's Office for Davidson County, Tennessee, and references made to said Installment Deed. David C. Rutherford was appointed substitute trustee by an instrument of record in Book 10043, page 583, said Register's Office, and

WHEREAS, default was made in the terms and payments of said indebtedness, and the lawful holder and owner of said note therein described, by virtue of the power and authority of said Installment Deed declared the entire balance due and payable and required me, as Substitute Trustee, to advertise said property for sale.

In accordance therewith, I did advertise said property for sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, on May 16, May 23, and May 30, 1996, and in accordance with said advertisement and said Installment Deed, offered said property for sale for cash to the highest and best bidder at 12 o'clock Noon on Friday, June 7, 1996, at the front and south door of the County Courthouse in Nashville, Davidson County, Tennessee, and did on said date and place sell said property to Joseph H. Rutherford, and wife, Mary Della Rutherford, for the sum of Twenty-Three Thousand Five Hundred Dollars ($23,500.00), theirs being the highest, best and last bid.

The said Joseph H. Rutherford, and wife, Mary Della Rutherford, being the holders and owners of said note were not required to pay this amount to me, but they have paid the costs of the sale and credited said amount on said note.

NOW, THEREFORE, I, David C. Rutherford, Substitute Trustee, in consideration of the foregoing premises and for Five Dollars ($5.00) cash, paid to me by Joseph H. Rutherford, and wife, Mary Della Rutherford, the receipt of which is hereby acknowledged, have this day bargained and sold and

do hereby transfer and convey to the said Joseph H. Rutherford, and wife, Mary Della Rutherford, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

BEING the northerly 42 feet of Lot No. 146 on the Plan of McGavock's Addition as of record in Book 21, page 23, Register's Office for said County.

SAID part of said lot fronts 42 feet on the easterly side of 10th Avenue, North, formerly Polk Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to J. B. Watson, Jr., Trustee, by installment deed from Joel B. Douglas and wife, Mary P. Douglas, to secure a promissory note in the amount of Twenty-Three Thousand Dollars ($23,000.00), payable to the order of Joseph H. Rutherford, nd wife, Mary Della Rutherford, and Melinda Rutherford Fleming, and husband Lance Fleming, of record in Book 8076, page 39, Register's Office of Davidson County, Tennessee.

This is improved property known as 1408 10th Avenue, North,Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said tract or parcel of land with appurtenances, estate, title and interest thereto, belonging to the said Joseph H. Rutherford, and wife, Mary Della Rutherford, their heirs and assigns forever.

I further transfer and convey unto the said Joseph H. Rutherford, and wife, Mary Della Rutherford, their heirs and assigns, all of the benefits of any warranties in said Installment Deed contained insofar as I, as Substitute Trustee may do so, but no further and not otherwise.

Witness my hand this 17th day of June, 1996, at Nashville, Tennessee.

0196514 IDENTIFICATION REFERENCE

96 JUN 25 PM 4:12 REGISTER DAVIDSON COUNTY, TN.

David C. Rutherford
Substitute Trustee
Suite 400, 214 Second Avenue, North
Nashville, Tennessee 37201

BOOK 10098 PG 365

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named David C. Rutherford, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of June, 1996.

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NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission Expires:

11/28/98