BOOK 10216 PG 330

SUBSTITUTE'S TRUSTEE'S DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $51,158.93

Affiant

Sworn to and subscribed before me this 4th day of October, 1996.

NOTARY PUBLIC

My Commission Expires: 9/19/99

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center
Fifteenth Floor, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/248-2300

ADDRESS--NEW OWNER:
Sybil Powell
775 [illegible] Pike
Brentwood, TN 37027

SEND TAX BILLS TO:
SAME

MAP/PARCEL NUMBER:
Map 83-3
Par.226

WHEREAS, under a Deed of a Trust, dated September 16, 1988, and recorded in Book 7657, Page 15, Register's Office for Davidson County, Tennessee, said Deed of Trust designated Richard Northcutt as Trustee therein, Gary A. Brown and wife, and Susan E. Brown, together with Edwin M. Brown and wife, Jessie A. Brown did thereby pledge the herein described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 21, 1996, and recorded in Book 10165, Page 490, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust nominated and appointed Robert F. Spann as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest and necessary expenses due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness requested Robert F. Spann, Substitute Trustee, to sell said property.

THEREFORE, I Robert F. Spann, Substitute Trustee, did give twenty days notice which appeared in the *Nashville Record* the dates of September 5, September 12, and September 19, 1996, giving notice that said property would be sold at the main front door of the Courthouse, in Nashville, Davidson County, Tennessee, to the best and highest bidders for cash, free and clear of the rights of homestead, redemption, and dower, which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and other encumbrances which may appear of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Substitute Trustee, offered and sold said property to Sybil Powell for $51,158.93, which was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in had paid, the receipt of which is hereby acknowledge, I, Robert F. Spann, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Sybil Powell, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, Being Lot No. 2 on the Plan of Powell Subdivision, Section 2, as of record in Plat Book 5800, page 272, Register's Office for Davidson County, Tennessee, to which Plat reference is here made for a more complete description.

Being the same property conveyed to Gary A. Brown and wife, Susan E. Brown, and Edwin M. Brown and wife, Jessie A. Brown, by deed from James Powell and wife, Sybil Powell, of record in Book 7657, page 12, Register's Office for Davidson County,m Tennessee.

This is improved property known as 1121-1123 Campbell Street,, Nashville, TN 37206

TO HAVE AND HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successor and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 4th day of October, 1996.

ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Spann, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 4th day of October, 1996

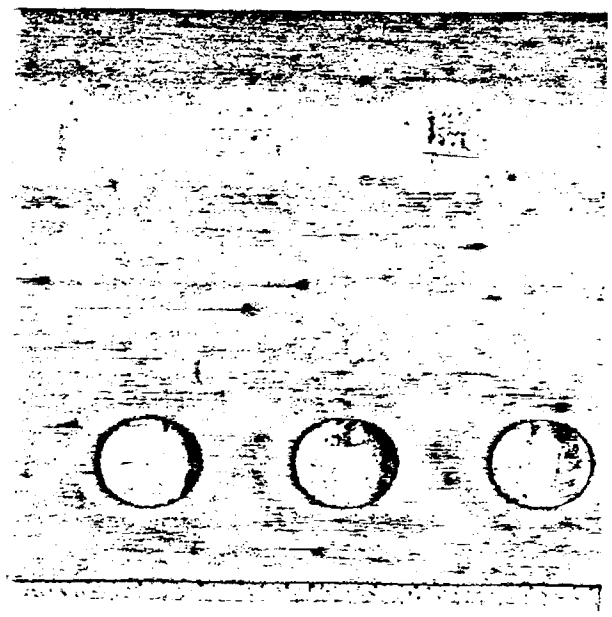
NOTARY PUBLIC

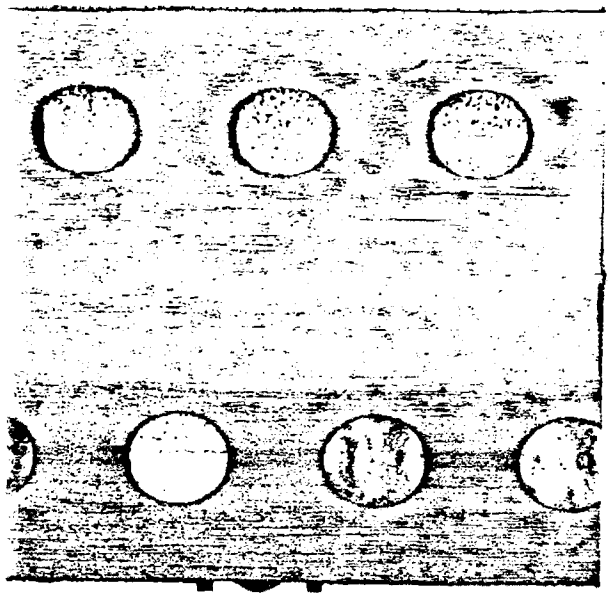
My Commission Expires: 9/19/99

96 OCT -4 PM 1:52
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0233100
IDENTIF. & REFERENCE

9307 10/04 0401 03CHECK 198.29





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

RECEIVED OF _____

FOR _____

BOOK 10216 PG 332

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	51158.93
			CON TX	189.29
			PRFEE	1.00
			WDEED	8.00
			TOTAL	198.29
			CHECK	198.29
10/04/96	01		13:55 0001	6809

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0233100
IDENTIF. ↑ REFERENCE

96 OCT -4 PM 1:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1073882

No. [redacted]