BOOK 10222 PG 54

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 12th day of August, 1991, and recorded in the Register's Office of Davidson County, Tennessee, at **Book 8419, Page 571**, Betsy S. Watterson and David L. Watterson conveyed to Leader Enterprises, Inc., as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, **Clifton E. Darnell** was appointed Substitute Trustee by instrument of record at **Book 10180, Page 241** in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and the holder of said Deed of Trust requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, the property was advertised for sale in conformity with the laws of Tennessee and the terms and provisions of said Deed of Trust on August 29, September 5 and September 12, 1996, in THE NASHVILLE RECORD, by which advertisement the sale was held on the 9th day of October, 1996, at the main South entrance of the Courthouse of Davidson County, Tennessee in bar of the equities of redemption, dower, and homestead; 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 sale **Janice C. Austin and Roy Thompson,** being the highest, best and last bidders, became the purchasers of said property at and for the sum of $96,895.00; and

WHEREAS, the said purchasers of said property have complied with the terms of sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust;

NOW, THEREFORE, in consideration of the premises and of the payment by **Janice C. Austin and Roy Thompson**, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned **Clifton E. Darnell**, as Substitute Trustee, does hereby grant, bargain, sell and convey unto **Janice C. Austin and Roy Thompson** the following described real property situated in the County of Davidson, State of Tennessee:

LAND in Davidson County, Tennessee, being **Lot No. 39 on the Plan of Revised, Bell Forge Village III, Section Five**, of record in **Plat Book 6900, Page 632**, as amended in **Book 7524, Page 552**, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description. The last recorded warranty deed on the same property was filed of record at **Book 8419, Page 568** in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said **Janice C. Austin and Roy Thompson**, their successors and assigns forever, to whom the said, **Clifton E. Darnell**, as Substitute Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IDENTIF. & REFERENCE
1234858
PICK-UP
96 OCT 10 PM 12:07
FELIX A. NILSSON REGISTER
DAVIDSON COUNTY, TN.
3688 10/10 0101 03CHECK 367.52

IN TESTIMONY WHEREOF, **Clifton E. Darnell**, Substitute Trustee, has hereunto set his hand, this 9th day of October, 1996.

Clifton E. Darnell, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 9th day of October, 1996, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Clifton E. Darnell**, Substitute Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 8, 1999

STATE OF TENNESSEE
COUNTY OF SHELBY

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $96,895.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this 9th day of October, 1996.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES JUNE 8, 1999

****

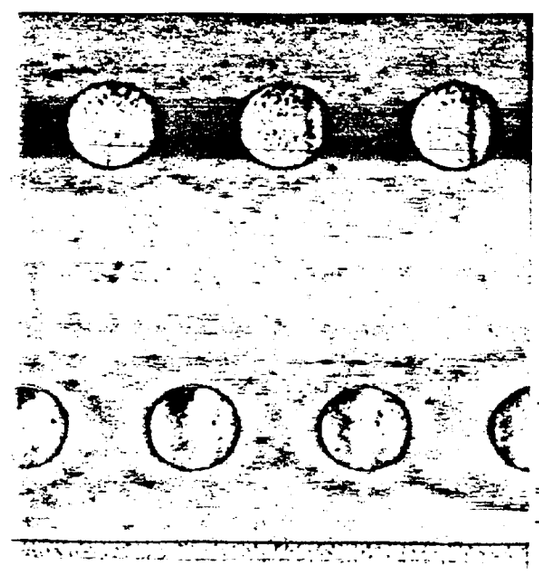
Title file#:C.T. 00280580
MS&P#: Watterson 156.961857TN
GE Loan#:706326808

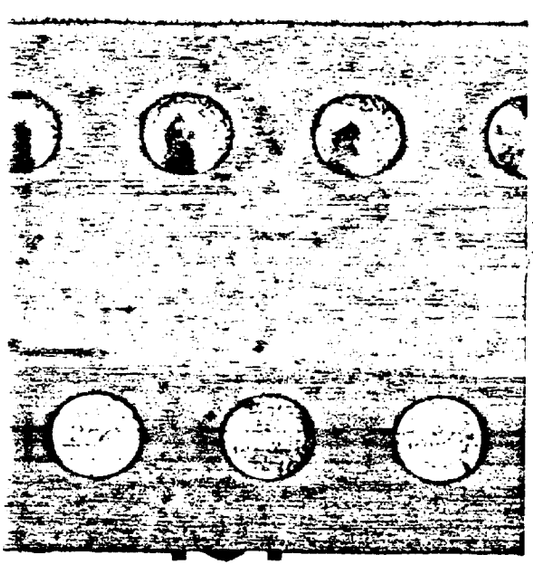
Property Address: **501 Upsall Drive, Antioch, TN 37013**
Tax Parcel ID No. **Map 163-11-C, Parcel 39**

THIS INSTRUMENT PREPARED BY :
Clifton E. Darnell, Attorney
Morris, Schneider & Prior, L.L.C.
707 Adams Avenue
Memphis, Tennessee 38105

Mail Tax Notices To, Property Owner, and Return Instrument To:
Janice C. Austin
537 Upsall Dr
Antioch, TN. 37013

Roy Thompson
627 Skyview Dr.
Nashville, Tn. 37206





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

RECEIVED OF _____

FOR _____

BOOK 10222 PG 56

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 96895.00
CON TX 358.52
PRFEE 1.00
WDEED 8.00
TOTAL 367.52
CHECK 367.52

10/10/96 01 12:10 0001 8688

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0234858
IDENTIF. ↑ REFERENCE

96 OCT 10 PM 12:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1075739

No [redacted]