BOOK 10227 PG 38

THIS INSTRUMENT WAS PREPARED BY:
STEVEN B. MCCLOUD
311 White Bridge Road
Nashville, TN 37209

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO:
Wade Lee Phelps 1116 Campbell Street Nashville, Tennessee 37208	Same	81-10 120

TRUSTEE'S DEED

This indenture, made and entered into this 23rd day of September, 1996, by and between STEVEN B. MCCLOUD, Substitute Trustee, party of the first part, and Wade Lee Phelps, party of the second part.

W I T N E S S E T H

WHEREAS, on the 22nd day of August, 1995, Joe T. Baker, and wife, Deborah Baker, executed a Deed of Trust to Dan R. Alexander, Trustee, to secure the payment of a promissory note of even date in the principal amount of Three Thousand and 00/100 ($3,000.00) Dollars and payable to Wade Lee Phelps in Nashville, Tennessee; and

WHEREAS, said Deed of Trust is duly recorded in the Register'S Office of Davidson County, Tennessee, in Book 9771, Page 905.

WHEREAS, on August 8,1996, STEVEN B. MCCLOUD, was duly appointed as Substitute Trustee to act in place and stead of the aforementioned trustee named in said Deed of Trust, and is vested with all rights, powers, duties, privileges and immunities of the original Trustee. Said appointment of Substitute-Trustee is duly recorded in the Register's Office of Davidson County, Tennessee in Book 10151, page 259.

WHEREAS, on September 23, 1996, a Substitute Trustee's Sale was held at the Courthouse in Nashville, Davidson County, Tennessee, on Foreclosure of certain property, securing indebtedness evidenced by the Deed of trust; of record in Book 9771, page 905, Register'S Office for Davidson County, Tennessee.

NOW, THEREFORE, in consideration of the foregoing and the receipt of Ten ($10.00) dollars, the party of the first part does bargain, sell and convey to the party of the second part all right, title and interest in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 48, on the Map of Cobb'S Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 75 feet on the northerly side of Delk, formerly Martha Street and runs back 150 feet, more or less, on the westerly line and 154.7 feet on the easterly line, with the westerly margin of 25th Avenue North, to an alley, measuring 39.3 feet thereon.

Being the same property conveyed to Joe T. Baker and wife, Deborah Baker by Warranty Deed from Wade Lee Phelps, of record in Book 9771, page 905, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1723 25th Avenue North, Nashville, Tennessee.

The above property was sold subject to the following:

(1) any and all liens against said property for unpaid property taxes;
(2) any and all other prior liens, claims, encumbrances, easements, restrictions and matters against or affecting the subject property; and
(3) the claim of lien filed by the Metropolitan Government of Nashville and Davidson County of record in Book 9931, page 376, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREAS, the party of the first part has set his hand the day and date first above written.

Steve McCloud
STEVEN B. MCCLOUD
Substitute Trustee

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

0646 10/16 0101 03CHECK 17.88

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, STEVEN B. MCCLOUD, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in his capacity as Substitute Trustee for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 26th day of September, 1996.

Tracy S. Ulmer
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

7-22-2000

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $ 2400.00.

Subscribed and sworn to before me, this the 26th day of September, 1996.

Affiant

Tracy S. Ulmer
NOTARY PUBLIC

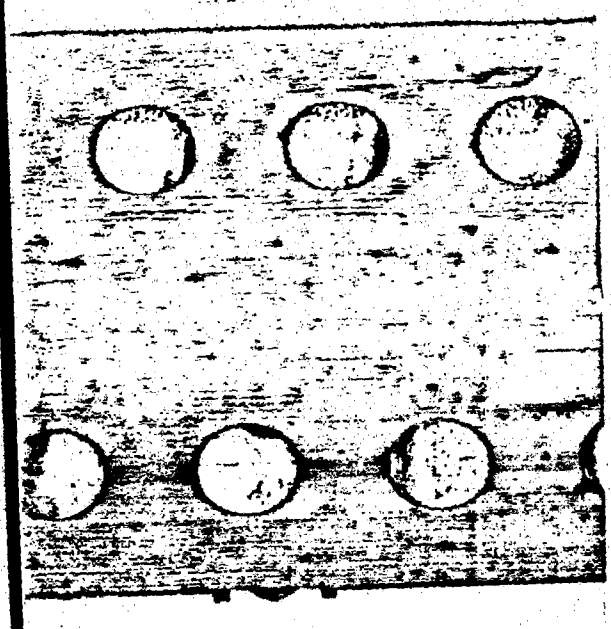
NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires:

7-22-2000

0236716
IDENTIF. & REFERENCE
96 OCT 16 PM 2:16
ELIA ... REGIS
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10227 PG 40

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	2400.00
CON TX	8.88
PRFEE	1.00
WDEED	8.00
TOTAL	17.88
CHECK	17.88

10/16/96 01 14:18 0001 0646

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0236716
IDENTIFICATION REFERENCE

96 OCT 16 PM 2:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1077682

No. [redacted]