Address New Owner: / Tax Bills

BOOK 10257 PG 144

Wade Lee Phelps
1116 Campbell Street
Nashville, Tennessee 37206

This instrument prepared by:
Dan R. Alexander
Attorney at Law
2016 8th Avenue South
Nashville, Tennessee 37204
Tel 297-0097 Bar Reg #7065

STATE OF TENNESSEE)
County of Davidson)

The actual consideration or Value, whichever is greater for this transfer is $30,000.00

Wade Lee Phelps
Affiant
Subscribed and sworn to before me this 31st day of October 1996

Suzanne M. Alexander
Notary Public
My Commission Expires: 6-9-99

96 NOV 12 PM 12:22 REGISTER DAVIDSON COUNTY, TN

PICK-UP

021,5864 IDENTIFICATION REFERENCE

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated 4 August 1995 of record in Book 9774 Page 895, Register's Office for Davidson County, Tennessee, Rebecca D. Melton and Michael L. Melton conveyed the property hereinafter described to William D. Castleman, Trustee, to secure the payment of the indebtedness therein mentioned and desscribed; and by instrument dated February 8, 1996 of record in Book 9774 Page 895 Register's Office of Davidson County, Tennessee Dan R. Alexander, was appointed Substitute Trustee in place of William D. Castlement to act under the Deed of Trust:

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Wade L. Phelps, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Successor Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Dan R. Alexander, Successor Trustee, having been appointed Successor Trustee by instrument of record in Book 9774, Page 895, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisment appearing in each of the issues of said newspaper on September 26, 1996, October 3, 1996 and October 10, 1996, respectively;

WHEREAS, pusuant to said notice, I, the undersigned, Dan R. Alexander, Sucessor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right and equity of redemption and homestead, on October 25th 1996 at 11:00 a.m., at the Main door of the County Courthouse in Davidson County, Tennessee; and

WHEREAS, at the said sale, Wade Lee Phelps was the highest and best bidder, the amount of his bid being in

the sum of thirty thousand dollars ($30,000.00) Dollars, and

WHEREAS, said bidder has tendered the amount of thirty thousand dollars ($30,000.00) Dollars to the Successor Trustee, and has applied the remainder of thirty thousand dollars ($30,000.00) Dollars to the Mortgage Balance held by the Bidder.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES: hereby transfer, assign and convey unto the said Wade Lee Phelps his heirs and assigns, all of the right, title and interest in and to the real property described below that is vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do but no further otherwise.

> Land in Davidson County, Tennessee Being Lot No 2 on the Plan of Lesley and Phelps Subdivision of record in Book 6050, Page 441, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.
>
> Being the same property conveyed to Wade L. Phelps, by Deed from the Heirs of Law of William Walker of record in Book 7781, Page 151, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed by Wade L. Phelps to Rebecca D. Melton and husband Michael L. Melton of record in Book 9774 Page 892 of the Register's Office of Davidson County, Tennessee on August 4 1995.

This is improved property known as: 2123 11th Avenue North Nashville, Tennessee 37208

The legal description contained herein is the same as in the previous deed.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to Wade Lee Phelps his heirs and assigns, forever.

IN WITNESS WHEREOF, the said Dan R. Alexander, Successor Trustee, has hereunto set his hand this 1st day of November 1996.

0535 11/12 0101 03CHECK 120.00

Successor Trustee

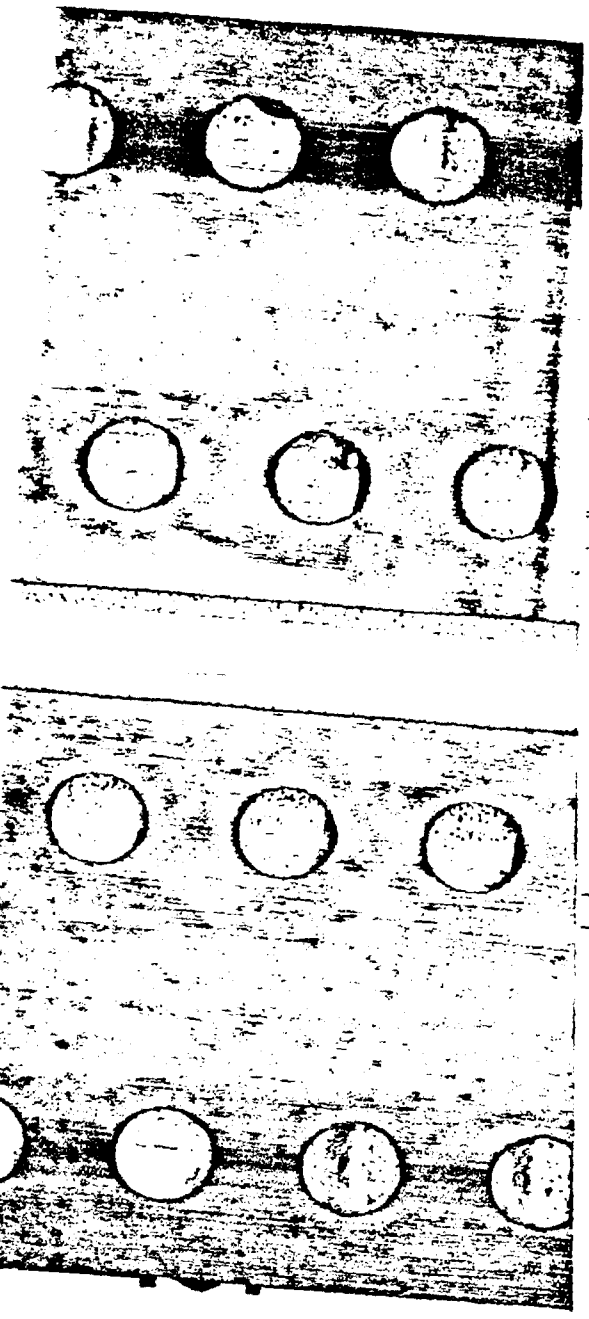
State of Tennessee)
County of Davidson)

Personally appeared before me, Suzanne M Alexander Notary Public, Dan R. Alexander, Successor Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 1st day of November 1996.

Suzanne M Alexander
Notary Public

Notary Exp Date 6-9-99



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

7257 PG 146

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

AMT 38000.00
111.00
1.00
8.00
TOTAL 120.00
120.00
0535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02145864
IDENTIF. & REFERENCE

96 NOV 12 PM 12:22

REGISTER
DAVIDSON COUNTY, TN.

No. 108743