This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

ADDRESS NEW OWNER:
Howard L. Caughron
926 Carlin Street
Goodlettsville, TN 37072

SEND TAX BILL:
To Owner

MAP:71-4
PARCEL:27
12DZ-06850

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 21st day of November, 1996, by and between Harold Reeves, Substitute Trustee, party of the first part, and Howard L. Caughron, party of the second part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 8851, Page 536, Register's Office for Davidson County, Tennessee, James C. Hansen and Sandy Calvert conveyed certain property described herein to John Aaron Holt, Trustee, to secure the payment of a mortgage payable to Wayne C. Gower.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness, including the cost of foreclosure, in accordance with the terms and provisions of said mortgage and Deed of Trust; and

WHEREAS John Aaron Holt is unable or unwilling to act under the powers of said Deed of Trust and therefore Harold Reeves was appointed Substutute Trustee by instrument of record in Book 10235, Page 985, said Register's Office.

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record, as prescribed by law: and

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee, on this the 21st day of November, 1996, and Howard L. Caughron, party of the second part, being the highest and best bidder thereof, became the said purchaser of said property at and for the sum of $38,473.60.

NOW, therefore, in consideration of the premises, first party has this day bargained and sold, and does hereby transfer and convey unto the party of the second part, the said Howard L. Caughron, his heirs and assigns, the following real estated located in Davidson County, Tennessee, to wit:

BEING Lot No. 228, on the Plan of Joywood Heights, Section 2, of record in Plat Book 1130, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to James C. Hansen and Sandy Calvert, by deed from Wayne C. Gower of record in Book 8851, Page 533, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This is improved property known as 2622 Woodyhill Drive, Nashville, TN 37209

To have and to hold the aforesaid real estate and convey into said second party, his heirs and assigns, forever and free from equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Substitute Trustee, to further covenant and bind myself, my successors and representatives, do warrant and defend title to the said land only as such title coming through me to the said second party, his heirs and assigns, against the lawful claims of persons whomsoever, except all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

HAROLD REEVES, Substitute Trustee, FIRST PARTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Substitute Trustee with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Substitute Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 21st day of November, 1996.

My commission expires: 3/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 38,473.60

AFFIANT

Subscribed and sworn to before me this the 21st day of November, 1996.

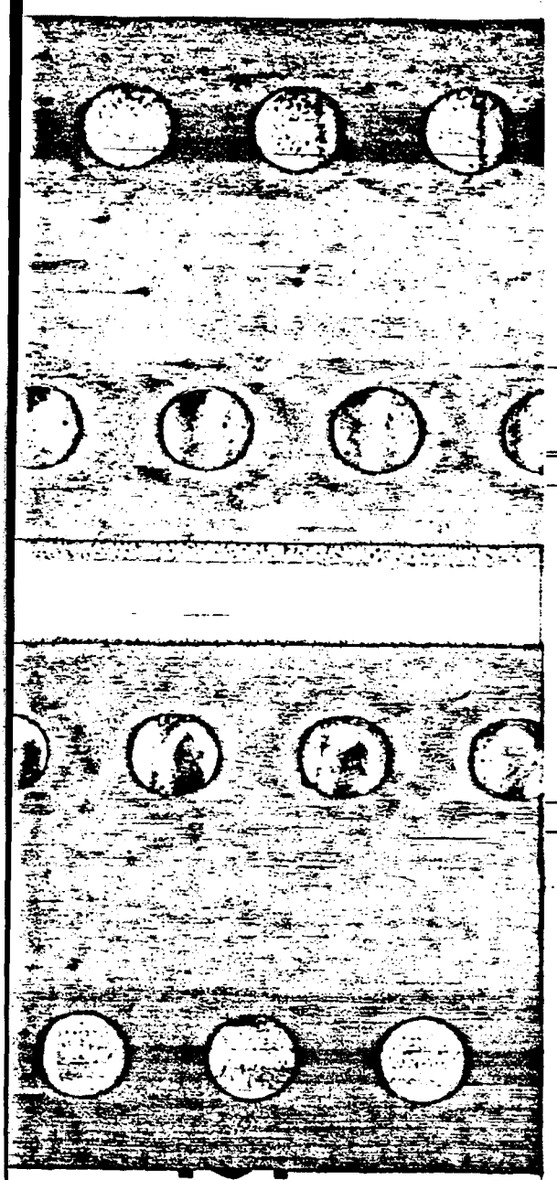
Notary Public

My Commission expires: 3/22/97

0253738
IDENTIF. ↑ REFERENCE

96 DEC -9 AM 8:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3242 12/09 0101 03CHECK 151.36



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10283 PG 967

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 38473.60
CON TX 142.36
PRFEE 1.00
WDEED 8.00
TOTAL 151.36
CHECK 151.36

12/09/96 01 08:19 0001 3242

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253738
IDENTIF. ↑ REFERENCE

96 DEC -9 AM 8:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095885