THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

Cary M. Freeman
4314 Westlawn Dr.
Nashville, TN 37209

SEND TAX BILLS TO:

SAME

MAP AND PARCEL NO:

MAP 091-15-0
PARCEL 174.00

BOOK 10285 PG 290

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23RD of SEPTEMBER, 1986, GEORGE E. MUDTER, JR. was named Trustee by Deed of Trust, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to CARY MAURICE FREEMAN the payment of one (1) note of even date, in the original principal amount of TWENTY FOUR THOUSAND THREE HUNDRED NINETEEN AND 14/100)$24,319.14) Dollars, due and payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 7004, page 483, Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, by Appointment of Substitute Trustee dated OCTOBER 1, 1996, of record in Book 10214, page 941, Register's Office for DAVIDSON County, Tennessee, THOMAS M. BLACK was appointed Substitute Trustee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to EARNEST R. DAVIES and EARNEST R. DAVIES having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I THOMAS M. BLACK, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments, by giving thirty (30) days notice by three successive publications, namely OCTOBER 17, 1996, OCTOBER 24, 1996 AND OCTOBER 31, 1996, in the

Nashville Record, a newspaper published in DAVIDSON county, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on NOVEMBER 18, 1996, at 12:00 P.M., at the South Door of the Metropolitan Courthouse for Nashville and Davidson County, Tennessee, in Nashville, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time ____ Cary M. Freeman submitted the highest and best bid in the amount of Forty Thousand & no/100 Dollars ($ 40,000.00 Dollars.

NOW, THEREFORE, in consideration of the premises, I, THOMAS M. BLACK, TRUSTEE, do hereby sell, transfer and convey to ___ Cary M. Freeman, his heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate, to wit:

LAND in Davidson County, Tennessee, being part of Block No. 11 on the Realty Savings Bank & Trust Co.'s revised plan of West Nashville Extension of Charlotte Park Company's First Addition of record in Book 421, page 18, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of 51st Avenue, North, formerly 10th Street, at a point 110 feet south of the southwest intersection of said 51st Avenue, North, and Elkins Avenue, said point being the southwest corner of the property conveyed to Robert Leon Rhea by Deed of record in Book 3840, page 608, said Register's Office; thence with Rhea's South line in a westerly direction 150 feet to a point in the east margin of an alley; thence with said east margin of said alley in a southerly direction 70 feet to a point in the north margin of another alley; thence with said north margin of said alley in an easterly direction 150 feet to a point in the west margin of 51st Avenue, North, in a northerly direction 70 feet to a point of beginning.

BEING the same property conveyed to Earnest R. Davies by Deed from Cary Maurice Freeman, unmarried, of record in Book 7004, page 480, Register's Office for Davidson County, Tennessee.

I, THOMAS M. BLACK, SUBSTITUTE TRUSTEE, convey to _____ Cary M. Freeman, all of the rights conveyed to me as said Substitute Trustee in said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in

the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual.

SAID PROPERTY is conveyed subject to the following:

1. INSTALLMENT DEED from HENRY NEWMAN AND WIFE, ANNIE NEWMAN, to ELIZABETH WELK AND HUSBAND JAMES A. WELK, of record in Book 5456, page 763, said Register's Office, dated June 26, 1979, in the original principal amount of $27,900.00;
2. Metro Codes letters of record in Book 8986, page 631, and Book 9050, page 31, said Register's Office;
3. 1996 and all future real property taxes.

WITNESS my hand at Madison, Tennessee, on this the 18th day of NOVEMBER, 1996.

THOMAS M. BLACK, Substitute Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, SUBSTITUTE TRUATEE, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 18 day of NOVEMBER, 1996.

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 5/28/2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF December 19 96.

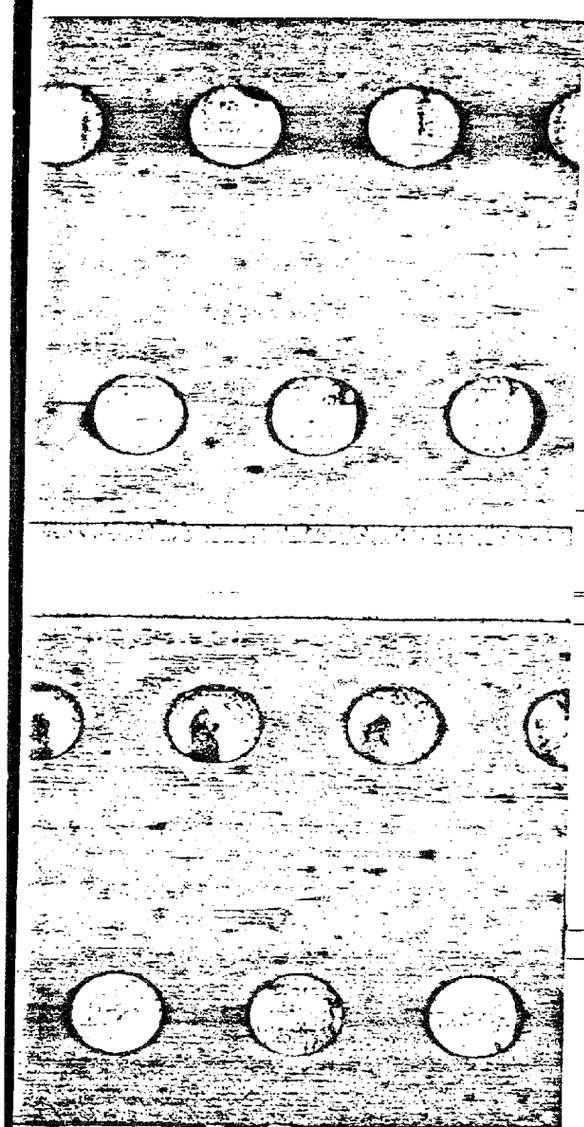
Deputy Register

0254501
IDENTIF. A REFERENCE

96 DEC 10 PM 1:30
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4110 12/10 01:01 03CHECK 161.00



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

RECEIVED OF _____

FOR _____

BOOK 10286 PG 293

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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 161.00
				CHECK 161.00
			12/10/96 01	13:31 0001 4110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0254501
IDENTIF. # REFERENCE

96 DEC 10 PM 1:30

REGISTER
DAVIDSON COUN TN.

No. 1096745