0265897

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
Lucien Dale
Attorney at Law
121 30th Avenue South
Nashville, TN 37212

PICK-UP22 AM 9:35
REGISTER
DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

Name and Address of New Owner:
William Scott Stevens and Dora Dean H. Stevens, Trustees of the Stevens Family Revocable Living Trust Agreement dated June 25, 1996
600 Watsonwood Drive
Nashville, TN 37211

Send Tax Bills To;

SAME

BOOK 10325 PG 588

Street Address of Subject Property:

57 Cannon Street
Nashville, TN 3721

THIS INSTRUMENT made and entered into on this the 10th day of January, by and between Lucien Dale, Substitute Trustee, party of the first part, and William Scott Stevens and Dora Dean H. Stevens, Trustees of the Stevens Family Revocable Living Trust Agreement dated June 25, 1996, parties of the second part.

WHEREAS a Deed of Trust dated June 7, 1985 of record in Book 6581 Page 603, Register's Office for Davidson County Tennessee, Robert C. Donnell conveyed to Billy C. Donnell, Trustee, the hereinafter described real estate to secure a note of even date therewith in the principle amount of $9,000.00, and

WHEREAS the holder of said note appointed the party of the first part as a Substitute Trustee in accordance with the terms and conditions of said Deed of Trust, in an instrument of record in Book 10283 Page 357 , Register's Office for Davidson County, Tennessee; and

WHEREAS default was made in the payment of said note, and the holder thereof having directed the Substitute Trustee to sell said property, as provided by said Deed of Trust, the Substitute Trustee did advertise the time, place and terms thereof in the Nashville Record, a newspaper having weekly circulation in Davidson County Tennessee and published in said county once a week for three weeks prior to said sale, to wit on December 19 and December 26, 1996 and January 2, 1997; said advertisement, in all respects, complied with the requirements of the power of sale contained in said Deed of Trust on the 10th day of January, 1997 at 12 noon, the Substitute Trustee offered said property for sale at the main door of the courthouse in Davidson County Tennessee after receiving one bid , sold said property to William Scott Stevens and Dora Dean H. Stevens, Trustee of the Stevens Family Revocable Living Trust Agreement dated June 25, 1996 at the price of $500.00 this being the highest and best bid.

NOW THEREFORE, the said Lucien Dale, Substitute Trustee acting under and by virtue of the power of sale contained in said Deed of Trust, for and in consideration of the sum of $500.00 paid for land by virtue of the public sale aforesaid, and in consideration of the facts herein recited, bargained, sold, and conveyed and does hereby bargain, sell, and convey unto the said William Scott Stevens and Dora Dean H. Stevens, Trustees of the Stevens Family Revocable Living Trust Agreement dated June 25, 1996, its successors and assigns, the following described real estate located in Davidson County Tennessee and more particularly described as follows to wit:

A certain tract of land situated in the City of Nashville, in Maury and Claiborne's addition to South Nashville, a plan of which addition is recorded in the Register's Office of Davidson County, Tennessee, in Book No. 21, at pages 84 and 85, to which plan reference is here made for description. The parcel of land hereby conveyed is all of Lot No. 270 and 15 feet off the westerly side of Lot No. 271 in said Maury and Claiborne Addition, and fronts together fifty (50) on the southerly side of Cannon Street and runs back between parallel lines 165 feet, more or less to an alley and is described and bounded as follows: Less 50 feet on rear previously conveyed:

Beginning at the southeast corner of Cannon and Lewis streets and the northwest corner of Lot No. 270 in said addition and runs thence eastwardly with the southern margin of Cannon Street 50 feet to a point; thence at right angles southewardly 165 feet, more or less to an alley; thence with said alley westwardly 50 feet to Lewis Street; thence

northwardly with the eastern margin of said Lewis street and the western boundary line of Lot No. 270, 165 feet, more or less, to the place of Beginning.

Being the same property conveyed to Robert C. Donnell by deed of record in Book 6559, Page 264 R.O.D.C. of Tennessee.

The street address of the property is 57 Cannon Street, Nashville, TN 37210 . The Map/Parcel number of the property is 093-16-0 214.00.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto William Scott Stevens and Dora Dean H. Stevens, Trustee of the Stevens Family Revocable Living Trust Agreement dated June 25, 1996, its successors and assigns, said property in fee simple forever and in bar of all right of equity of redemption.

And the party of the first part, as Substitute Trustee, does hereby transfer, assign and setover unto William Scott Stevens and Dora Dean H. Stevens, Trustee of the Stevens Family Revocalbe Living Trust Agreement dated June 25, 1996 all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do so as Trustee, but no further or otherwise. This conveyance is specifically made subject to real estate taxes.

WITNESS my hand on this 21st day of January , 1997.

Lucien Dale, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public, in and for said county and state, personally appeared, Lucien Dale, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this 21st day of January, 1997

NOTARY PUBLIC AT LARGE

Notary Public
My Commission Expires: 11-30-99

a:/cannon
disk 1/1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 10325 PG 591

The actual consideration of value whichever is greater for this transfer is $500.00

AFFIANT

Subscribed and sworn to before me , this 21 st day of January, 1997

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires: 11/30/99

6672 01/22 0101 01CASH 18.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10325 PG 592

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 500.00
CON TX 1.85
PRFEE 1.00
MISC 16.00
TOTAL 18.85
CASH 18.85

01/22/97 01 09:36 0001 6672

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0265897
IDENTIF. # REFERENCE

97 JAN 22 AM 9:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1109657