BK 10313 PG 936

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Joseph Allen Sullivan
2872 Creekview Drive
Nashville, TN 37217

SAME

Map 150-05-0
Parcel 112.00

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $74,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 7th day of February, 1997.

Elizabeth M. Amos
Notary Public

My Commission Expires: 1/20/99.

WHEREAS, by Deed of Trust dated November 15, 1995, and recorded in Book 9890, Page 856, Register's office for Davidson County, Tennessee, Larry B. Barrentine conveyed to Thomas F. Baker, IV, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 10296, Page 530, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 28th day of January, 1997, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Joseph Allen Sullivan, being the highest and best bidder became the purchaser of said property at and for the sum of Seventy-Four Thousand Dollars ($74,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Joseph Allen Sullivan, the following real estate:

Land in Davidson County, Tennessee, being Lot No. 661, Section 16, Edge-O-Lake Estates, of record in Book 4175, Page 157, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Larry B. Barrentine by deed of record in Book 9890, Page 853, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all homestead, dower, equitable rights of redemption, statutory right of redemption, marital share and all other exemptions and redemptive rights of every kind in the maker of said Deed of Trust, and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Joseph Allen Sullivan, his heirs, representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all easements, restrictions, conditions and/or ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 7th day of February, 1997.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 7th day of February, 1997.

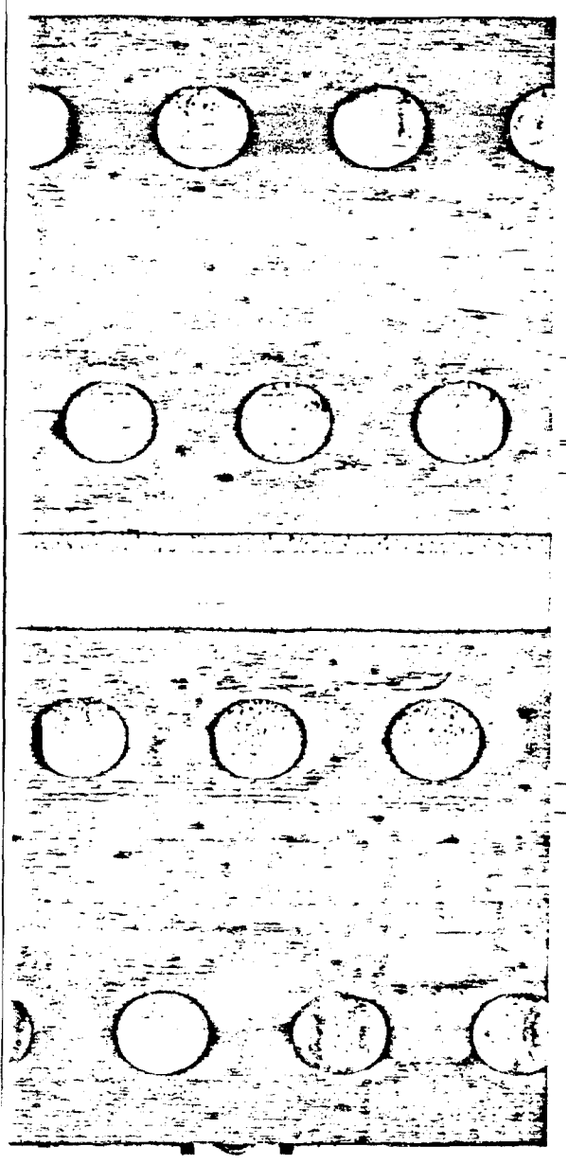
Elizabeth M. Amos
Notary Public

My Commission Expires: 1/30/99.

97 FEB -7 PM 12:33
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

02 71234
IDENTIFICATION REFERENCE

364 02/07 0101 03CHECK
MAIL ENV.
282.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10345 PG 938

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 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 8.00
TOTAL 282.80
CHECK 282.80

02/07/97 01 12:39 0001 4364

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271234
IDENTIF. # REFERENCE

97 FEB -7 PM 12:33
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1114856