BK 11

This Instrument Prepared By:
THE LAW OFFICE OF RICHARD MANSON, P.C.
1314 5th Avenue North
Suite 300, Germantown Center
Nashville, Tennessee 37208
(615) 254-1600

Address of New Owner:
JOHN M. HINES
4213 Drakes Court
Nashville, Tennessee 37218

Send Tax Bills To:
Same

Map & Parcel No.
92-5-290.01

BOOK 10374 PG 915

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Promissory note secured by an Installment Deed dated February 20, 1985, executed by Roderick A. Webb, to Monte Watkins, Trustee in favor of John M. Hines, of record in Book 6436, Page 913, Register's Office for Davidson County, Tennessee; and

WHEREAS, John M. Hines, the owner and holder of the indebtedness secured by said Installment Deed, replaced said Trustee by naming Richard Manson, as Substitute Trustee, by an instrument of record in Book 10235, Page 756, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Richard Manson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, by giving twenty one (21) days notice by three (3) successive weekly publishing appearing in The Nashville Record a newspaper publishing and circulated in Davidson County, Tennessee advertising that said property would be sold at 10:00 a.m., prevailing time, on March 7, 1997 at the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Richard Manson, Substitute Trustee, or my duly authorized representative, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of NINETEEN THOUSAND NINE HUNDRED FIFTY AND 29/100 DOLLARS ($19,950.29) by JOHN M. HINES, hereinafter referred to as the "Grantee" and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of NINETEEN THOUSAND NINE HUNDRED FIFTY AND 29/100 DOLLARS ($19,950.29) cash in hand paid by the Grantee, I, Richard Manson, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Map of a Re-subdivision of Lots Nos. 1, 2, 3, 4, 5, 6 and 7, Fisk University Place, Block 1, as of record in Book 3106, Page 135, Register's Office for said County.
>
> Said Lot No. 2 fronts 50.5 feet on the easterly line of 32nd Avenue North and runs back between lines measuring 150 feet on the north and 151.4 feet on the south to an alley in the rear measuring 71 feet thereon.
>
> Being the same property conveyed to Roderick A. Webb by Installment Deed from John M. Hines of record in Book 6496, Page 913, Register's Office for Davidson County, Tennessee.
>
> Said property is known as 808 32nd Avenue North, Nashville, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to the rights of the United States to redeem land and/or is subject to the right of the State of Tennessee to redeem the land.

BOOK 10374 PG 917

Any notices and responses to the United States and/or the State of Tennessee, if any, shall be attached to this deed as exhibit(s). This sale is also subject to any matter that an accurate survey of the premises might disclose.

This the 7th day of March, 1997.

RICHARD MANSON
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard Manson, Substitute Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March, 1997.

Notary Public

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

4665 03/10 0101 03CHECK 86.82

The actual consideration or value, whichever is greater, for this transfer is $19,950.29.

Affiant

Subscribed and sworn to before me on this the 7th day of March, 1997.

Notary Public

My Commission Expires: 7/24/99

97080717

foreclos.hines.td

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10374 PG 918

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	19950.29
			CON TX	73.82
			PRFEE	1.00
			WDEED	12.00
			TOTAL	86.82
			CHECK	86.82
03/10/97	01	14:47 0001	4665	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02807117

IDENTIFICATION

97 MAR 10 PM 2:43

DAVIDSON COUNTY, TN.

No. 1125034