SEND TAX BILLS TO NEW OWNER:
W. S. Perry
3508 Charlotte Pike
Nashville, Tennessee. 37209

Map 101
Parcel 26
8D-29080

THIS INSTRUMENT PREPARED BY:
Robert F. Doyle, Attorney
613 Woodland Street
Nashville, Tennessee. 37206

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 31, 1994, and recorded in Book 9363, page 109, Register's Office, Davidson County, Tennessee, RUTH M. NEELEY aka NEELY, ANA RUTH M. WILLIAMS, ANA RUTH NEELY WILLIAMS conveyed to G. H. Pryor, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 12, 1997 and recorded in Book 10386, page 177, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Doyle as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Doyle, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Doyle, Substitute Trustee, did give twenty one days notice of the time, place and terms of the sale by advertisement in three weekly publications in The Nashville Business Journal a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 17th, 24th, and 31st, 1997 stating that on April 8, 1997, at 10:00 A.M. at the front door of the Davidson County Courthouse as located on the Public Square in Nashville, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from equity of redemption, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid Davidson County real estate taxes; restrictive covenants, easements, setback lines, and any and all redemption rights, including the right of redemption of any governmental agency, and any prior liens or encumbraces, and

WHEREAS, on said date at the time and place stated in said advertisement, after a 10 (ten) minute postponement by public announcement made at 10:00 A.M., and on said terms, I, Robert F. Doyle, Substitute Trustee, offered said property for sale at public outcry and sold said property to W. S. Perry for $55,500.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid as set out above, the receipt of which is hereby acknowledged, I, Robert F. Doyle, Substitute Trustee do hereby bargain and sell, and by these presents transfer and convey unto the said W. S. Perry (hereinafter referred to as Grantee) his heirs and assigns, the following described property in the State of Tennessee, Davidson County, to-wit:

> Lying and being in the 8th, Civil District of Davidson County, being part of the north part of a tract of 36.09 acres on the south side of Cumberland River, and west of Overall Creek, and known as Lot No. 9 on a Plot Plan of the Leland J. Dugger Property, not of record, prepared by Geo. E. Reese, dated July 29, 1954, and described as follows:
>
> Beginning at a point on the northerly margin of a 40 foot private roadway, the common corner of Lots 8 and 9; thence with the margin of said roadway, South 73 1/2° East 100 feet to a corner of Lot 10; thence with the line between Lots 9 and 10, northerly 218.16 feet, more or less, to the low water mark of Cumberland River; thence with low water of said river, approximately 73° west to a corner of Lot 8; thence with the line between Lots 8 and 9; southerly 226.33 feet, more or less, to the beginning.
>
> Being the same property conveyed to Joe T. Neely and wife, Ruth M. Neely, by deed from Orman P. Phelps and wife, Violet Phelps and William S. Perry and wife, Doris B. Perry, dated March 21, 1975, recorded March 25, 1975, Book 4898, page 706, Register's Office for said County. The said Joe T. Neely having since died on August 5, 1978.

This is improved property located at 6637 Riverview Drive, Nashville, Tennessee. 37209

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns, forever, but subject to said Davidson County real estate taxes, restrictive covenants, easements, setback lines, etc. as aforesaid all of record in said Register's Office.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this 8th day of April, 1997.

Robert F. Doyle Substitute Trustee

SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Doyle, Substitute Trustee, the bargainor, 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.

WITNESS my hand and official seal at Nashville, Tennessee, on this 8th day of April, 1997.

Johnnie A. Lukens

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $55,500.00.

W. S. Perry

Affiant

Subscribed and sworn to before me, this 8th day of April, 1997.

Johnnie A. Lukens

MY COMMISSION EXPIRES 11-22-97 NOTARY PUBLIC

PICK-UP

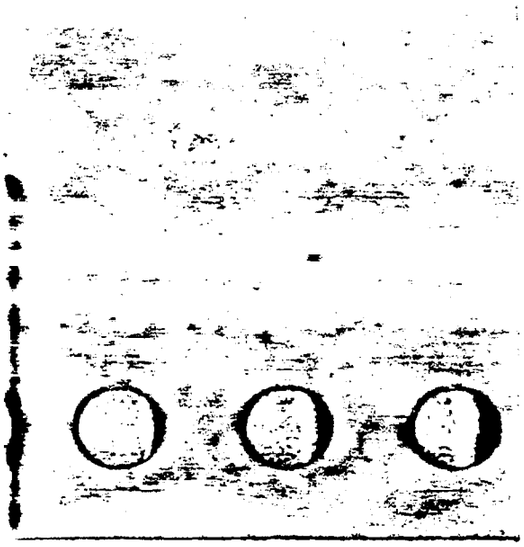
97059771

IDENTIFICATION

APR 08 97 01:04 PM

DAVIDSON COUNTY, TN.

218-35



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

RECEIVED OF _____

FOR _____

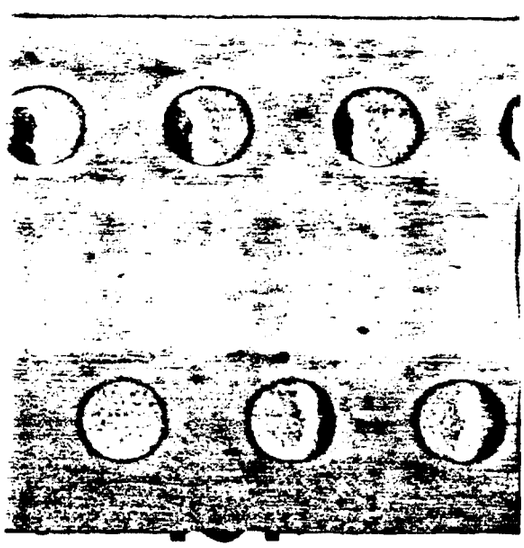
BOOK 10410 PG 102

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 55500.00
CON TX 205.35
PRFEE 1.00
WDEED 12.00
TOTAL 218.35
CHECK 218.35

04/08/97 01 12:29 0001 7190



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0292377
IDENTIFICATION REFERENCE

97 APR -8 PM 12:27
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1137418