BOOK 10465 PG 422

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, which ever is greater, for this transfer is $ 1,000.00.

AFFIANT

Subscribed and sworn to before me, this the 23 day of April, 1997.

NOTARY PUBLIC
My Commission Expires:

This instrument was prepared by: Martha C. Beck, Esq., Martha Cone Beck & Associates, 4205 Gallatin Road, Nashville, Tennessee 37216.

Address New Owner: Maggie Vaught, 1218 Littonwood Dr., Nashville, TN 37216
Send Tax Bills To: Maggie Vaught (Same)
Map-Parcel No. 71-16-45

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Paul P. Bindig, by Deed of Trust (the "Deed of Trust") dated June 30, 1996 of record in Book 9718, Page 712, Register's Office for Davidson County, Tennessee conveyed to Harold Reeves, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Maggie Vaught; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 10451, Page 619, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on April 24, 1997, May 1, 1997, and May 8, 1997; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 1:00 p.m.

on May 23, 1997 and Maggie Vaught (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One thousand Dollars and no/100 ($ 1,000.00) Dollars.

NOW THEREFORE, Martha Cone Beck, in her capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors (heirs) and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

BEING part of Lot No. 2 on the Plan of A. B. Spann's subdivision of the Lishey Garden, of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at the east margin of Jones Avenue at the southwest corner of the property conveyed in Book 1644, Page 60, said Register's Office; thence with Grammer's south line eastwardly 150 feet; thence southwardly 50 feet; thence westerly 150 feet to said margin of Jones Avenue; thence with Jones Avenue northwardly 50 feet to the point of beginning.

Being the same property conveyed to Paul P. Bindig, from Maggie Vaught, a widow, as recorded in Book 9718, Page 709

This is the same description as in previous record of deed.

This is improved property known as 1307 Jones Avenue, Nashville TN 37216.

This conveyance is made subject to the following: N/A.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. Martha Cone Beck, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, (heirs) and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 23 day of May, 1997.

Martha Cone Beck
SUBSTITUTE TRUSTEE

Subscribed and sworn to before me, this the 23rd day of May, 1997.

NOTARY PUBLIC
My Commission Expires: 5-23-98

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

97 MAY 23 PM 2:59
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

4751 05/23 0101 03CHECK 12.70

PICK-UP

IDENTIF. & REFERENCE

0308309

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

RECEIVED OF _____

FOR _____

BOOK 11465 PG 424

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	1000.00
CON TX	3.70
PRFEE	1.00
MISC	8.00
TOTAL	12.70
CHECK	12.70

05/23/97 01 15:08 0001 4751

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308309
IDENTIF. ↑ REFERENCE

97 MAY 23 PM 2:59

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1