BOOK 10465 PG 425

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, which ever is greater, for this transfer is $ 15,000.00.

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: Reita Foster, 1218 Littonwood, Nashville, TN 37216
Send Tax Bills To: Reita Foster, 1218 Littonwood, Nashville, TN 37216
Map-Parcel No. 060-160-44

**SUBSTITUTE TRUSTEE'S DEED**

WHEREAS, Lee R. Lairson, by Deed of Trust (the "Deed of Trust") dated September 21, 1992 of record in Book 8736, Page 115, 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 Reita W. Foster; 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 620, 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 1:30 p.m. on May 23, 1997 and Reita Foster (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifteen thousand dollars ($ 15,000.00) 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:

> Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Capitol View Subdivision, of record in Plat Book 974, page 53, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Lee R. Lairson by deed from Reita W. Foster of record in Book 8736, page 112, Register's Office for Davidson County, Tennessee; and further conveyed by Lee R. Lairson, by Deed of Trust to Harold Reeves, Trustee, of record in Book 8736, page 115, Register's Office for said County; the said Harold Reeves, Trustee, having been replaced by Martha Cone Beck, Substitute Trustee, by instrument of record in Book 10451, Page 620, Register's Office for Davidson County, Tennessee.

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 23 day of May, 1997.

NOTARY PUBLIC
My Commission Expires: 5-23-97

STATE OF TENNESSEE
DAVIDSON COUNTY

14752 05/23 0101 03CHECK 64.50

FELIX A. BROWN REGISTER
DAVIDSON COUNTY, TN.
97 MAY 23 PM 3:00

IDENTIF. & REFERENCE
PICK-UP
030831U

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

RECEIVED OF _____

FOR _____

BOOK 10465 PG 427

| | | |
|---|---|---|
| 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 | 15000.00 |
| CON TX | 55.50 |
| PRFEE | 1.00 |
| MISC | 8.00 |
| TOTAL | 64.50 |
| CHECK | 64.50 |

05/23/97 01 15:08 0001 4752

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0308310
IDENTIF. ↑ REFERENCE

97 MAY 23 PM 3:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 11[illegible]