BOOK 10472 PG 220

THIS INSTRUMENT PREPARED BY:
HAYNES, WALKER & FREEMAN
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

NEW OWNER AND ADDRESS:
Roger & Carol Ferguson
2824 Morgan Road
Joelton, Tennessee 37080

MAP-PARCEL NO.
17-00-299
10D-51822

SEND TAX BILLS TO: Same

SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 7th day of January, 1997, by and between **RUSSELL E. FREEMAN**, Substitute Trustee, Party of the First Part, and **ROGER FERGUSON and wife, CAROL FERGUSON**, Parties of the Second Part.

WHEREAS, by an Installment Deed dated February 17, 1995, of record in the Register's Office for Davidson County, Tennessee, in Book 9600, Page 452, Amon Ray Major transferred to Marbut Glenn Gaston, Jr., Trustee, to secure the indebtedness described in said instrument, and by Appointment of Substitute Trustee dated October 17, 1996, of record in the Register's Office for Davidson County, Tennessee, in Book 10245, Page 742, Russell E. Freeman was appointed Substitute Trustee of the hereinafter described real estate; and,

WHEREAS, at the request of the holders of the indebtedness, I, Russell E. Freeman, Substitute Trustee, under and by virtue of the powers vested in me as such Substitute Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said deed by giving twenty (20) days notice by three successive publications namely: November 28, 1996, December 5, 1996, and December 12, 1996, in The Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead and provided in said deed and subject to all restrictions of record, all unpaid taxes and other prior liens of record.

Pursuant to said advertisement, on Thursday, December 19, 1996, at 10:00 A.M., at the front door of the Courthouse in Davidson County, Tennessee, I, Russell E. Freeman, as said Substitute Trustee, offered for sale at public auction to the highest and best bidder, the real estate hereinafter described, for cash and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes and any other prior liens of record, at which time after receiving competitive bids, sold said property to Roger Ferguson and wife, Carol Ferguson, at the price of $ 500.00 , this being the highest, last and best bid.

NOW, THEREFORE, in consideration of the premises, I, Russell E. Freeman, Substitute Trustee, do hereby sell, transfer, and convey to Roger Ferguson and wife, Carol Ferguson, their successors and assigns, in fee simple and in bar of all equities above mentioned and subject to all restrictions of record, all unpaid taxes and any other prior liens of record the following described real estate, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, being part of that certain 23.20 acre tract described in the deed from Merrill J. Waynick, et al., to Roger D. Ferguson and wife, Carol J. Ferguson, recorded in Book 6424 at page 734 in the Register's Office for said County, described according to a survey made by Donald R. Carver, Registered Land Surveyor, Tennessee No. 271, dated March 22, 1988, as follows:

Beginning at an existing iron pin in the easterly margin of Greer Road (33 feet wide) at the northwest corner of

said 23.20 acre tract; thence with northerly and easterly lines of said 23.20 acre tract; north 65° 44′ 13" east 2,794.23 feet to an existing iron pin and south 07° 15′ 26" west 111.73 feet to an iron pin; thence along a new line, south 65° 44′ 13" west 2,717.65 feet to an iron pin in the easterly margin of Greer Road; thence with the easterly margin of Greer Road, north 35° 03′ 41" west 96.96 feet to the point of beginning, containing 6.03 acres, more or less.

Being the same property conveyed to Amon Ray Major by Installment Deed from Roger D. Ferguson and wife, Carol J. Ferguson, of record in Book 9600, Page 452, Register's Office for Davidson County, Tennessee.

I, Russell E. Freeman, Substitute Trustee, convey to Roger Ferguson and wife, Carol Ferguson, all the rights conveyed to me as such Substitute Trustee in said Deed, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises are done solely as Substitute Trustee and not otherwise, under the power vested in me under deed hereinabove referred to and not as an individual.

WITNESS MY HAND, at Goodlettsville, Tennessee, on this the 7th day of January, 1997.

RUSSELL E. FREEMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RUSSELL E. FREEMAN**, Substitute Trustee and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this the 7th day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 5/28/2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

Sworn to and subscribed before me,

this 7 day of January, 1997.

NOTARY PUBLIC

My Commission Expires: 5/28/2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

97 MAY 30 PM 12:19
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

6781 05/30 0101 03CHECK 10-85

IDENTIF. → REFERENCE

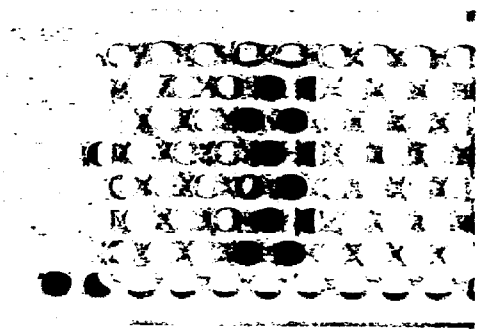
0310108

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

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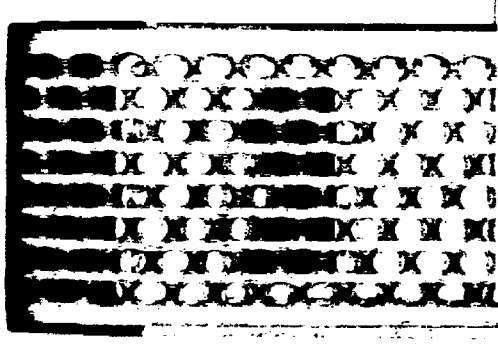
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	500.00
CON TX	1.85
PRFEE	1.00
MISC	8.00
TOTAL	10.85
CHECK	10.85

05/30/97 01 12:17 0001 6781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03101108

IDENTIF. # REFERENCE

97 MAY 30 PM 12:19

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1156737