BOOK 10583 PG 462

This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Aubrey Hiam
301 Fairbanks Road
Goodlettsville, TN 37072

same

Map 050-15-0
Parcel 080.00

Mail

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 1997.

Notary Public

My Commission Expires: 1/20/99.

WHEREAS, by Deed of Trust dated December 2, 1991, and recorded in Book 8505, Page 278, Register's office for Davidson County, Tennessee, Billy J. Hendrix and wife, Sylvia E. Hendrix, conveyed to Guaranty Title Company, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 10525, Page 189, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on 18th day of August, 1997, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Aubrey Hiam being the highest and best bidder became the purchaser of said property at and for the sum of Fifty-Five Thousand Dollars ($55,000.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Aubrey Hiam, his heirs, successors and assigns, the following real estate:

Land in Davidson County, Tennessee, being Lot No. 227 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, Page 5, as amended by instrument and plat of record in Book 3281, Pages 534, 535 and 536, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in the easterly margin of Moorewood Drive, the common corner of Lots 227 and 228; thence with the line between said two lots, eastwardly 135.8 feet to a point; thence southwardly 104 feet to a point in the northerly margin of Crislyndale Lane; thence with the margin of the same, westwardly 142.29 feet to a point; the beginning of a curve; thence northwestwardly around said curve 36.77 feet to a point in the easterly margin of Moorewood Drive; thence with the margin of the same, northwardly 75.2 feet to the point of beginning.

Being the same property conveyed to Billy J. Hendrix, Sr. and wife, Sylvia E. Hendrix by deed from William M. Bratten and wife, Oberlyn B. Bratten of record in Book 5652, Page 623, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind including, but not limited to, a statutory right to an elective share in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Aubrey Hiam, his representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 25th day of August, 1997.

David M. Smythe
Substitute Trustee

BOOK 10583 PG 464

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 25th day of August, 1997.

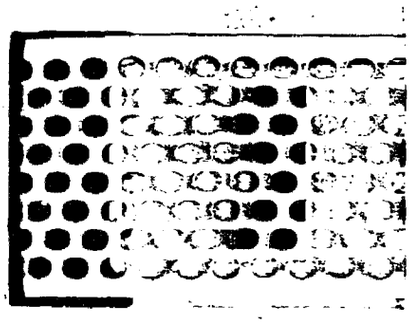
Elizabeth M. Amos
Notary Public

My Commission Expires: 1/20/99

1446 08/27 0101 03CHECK 216.50

034825
IDENTIFICATION REFERENCE

97 AUG 27 AM 11:08
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____ BOOK 10583 PG 465

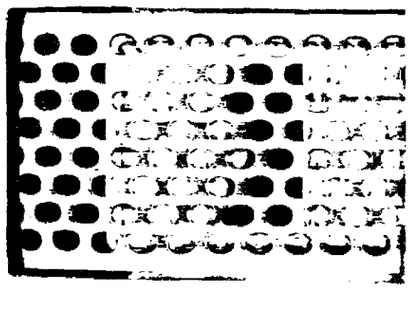
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 12.00
TOTAL 216.50
CHECK 216.50

08/27/97 01 11:08 0001 1446

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0341825
IDENTIF. & REFERENCE

97 AUG 27 AM 11:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1190959