RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Substitute Trustee's Deed

BOOK 10588 PG 596

Address of New Owner(s):
Christopher Nwokoji etux
Angela Robertson
4889 Matterhorn Drive
Old Hickory, TN 37138

Send Tax Bills To:
New Owners At
Same Address

Map-Parcel:
82-07-089
20W-18160

WHEREAS, by Deed of Trust dated 07-22-87, of record in Book 7303, page 019, Register's Office for Davidson County, Tennessee, Theresa L. Cook and Ronald Shepard conveyed the property herein described to Alisa A. Wilkins, Trustee, to secure payment of an indebtedness {Note}therein mentioned and described, and by instrument of record at Book 10165, page 041, said Register's Office, Ray Randolph was appointed Substitute Trustee; and,

WHEREAS, default was made in the payment of said indebtedness secured by said Deed of Trust and in the performance of the other covenants and agreements contained in said Note and Deed of Trust; and,

WHEREAS, the entire indebtedness secured by said Deed of Trust has matured and is past due and unpaid, the owners and holders of said indebtedness having declared all the unpaid installments, principal, interest due thereon, and costs now due and payable, and have called upon the undersigned to exercise the power of sale conferred upon the undersigned by and in said Deed of Trust and to advertise and sell the hereinafter described property according to the terms of said Deed of Trust; and,

WHEREAS, in accordance with said request, the hereinafter described property as advertised for sale in the NASHVILLE RECORD a newspaper published in Davidson County, Tennessee, with three (3) separate publications on May 22, 1997, May 29, 1997 and June 5, 1997 giving the time, terms, place of sale and description of the real property. Said Notice of Sale was also mailed, certified mail return receipt requested, to said borrowers on May 14, 1997; and,

WHEREAS, pursuant to said notice the undersigned did offer said property for sale at public outcry on Tuesday, June 17, 1997, at 10:00 a.m. being the time and at the front door of the Courthouse in Nashville, Tennnessee County, Tennessee, being the place mentioned in said advertisements, in accordance with all the terms and requirements in said Deed of Trust and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Ruth Randolph, Trustee, with full powers to mortgage, sell, encumber, restrict, convey, and/or otherwise deal without the joinder of any beneficiary or trustor being the highest, best, and last bidder in connection therewith and became the purchaser, and who thereafter did assign and sale all his right, title, and interest in and to said purchase right to Christopher Nwokoji and wife, Angela Robertson

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of Ten Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged,

I, Ray Randolph, Substitute Trustee

the GRANTOR, do hereby sell, transfer and convey unto

Christopher Nwokoji and wife, Angela Robertson

the GRANTEE, the grantee's heirs and assigns, in bar of equities of redemption, statutory redemption, and homestead, the following described real estate in Davidson County, Tennessee, to wit: See Page 2 For Complete Legal Description

Pursuant to the requirements of the Internal Revenue Serivce, as to J. Ronald Shepard (a/k/a Ronal Shepard), notice was given to said Internal Revenue Serivce on May 14, 1997, certified mail of which received 05-19-97, as to IRS Lien at Book 10114, page 504, and Book 10347, page 160, said Register's Office. Notice of the sale and results thereof were furnished to the IRS on 07-02-1997

Land in Davidson County, Tennessee, and being part of an unnumbered tract on the plan of Dr. V.S.Lindsey's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Regiter's Office for said County, and also known as Lot No. 144 on said unrecorded part of said tract, and described as follows:

Beginning on the westerly margin of Meridian Street 200 feet north of the northerly margin of Hancock Street; thence, with the westerly margin of Meridian Street northerly 50-feet; thence, westerly at right angles 174½-feet to the easterly margin of an alley; thence, with said alley, southerly 50-feet; thence, easterly 174½-feet to the point of beginning.

Being all the same property conveyed to Theresa L. Cook and Ronald Shepard by deed of record at Book 7303, page 16, and conveyed then by said Cook and Shepard to Alisa A. Wilkins, Trustee, by Deed of Trust of record at Book 7303, page 19, and authority vested in the said Ray Randolph, Substitute Trustee, by instrument at Book 10165 page 41, all said Register's Office.

The said Ruth Randolph, Trustee, joins herein for the express purpose of evidencing her sale, assignment, and transfer to the said grantees herein.

FEES, DAVIDSON COUNTY, TN REGISTER
SEP -2 AM 8:07

IDENTIF. & REFERENCE

0343205

This is ___improved property known as: 808 Meridian St.
Nashville, TN 37207

TO HAVE AND TO HOLD the herein above described property, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Grantee, grantee's heirs, successors, and assigns in fee simple forever. The said undersigned, the Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under said Trustee, as said Trustee, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Trustee has executed this instrument on the 25th day of AUGUST, 19 97.

Ray Randolph, Substitute Trustee

Ruth Randolph, Trustee

STATE OF TENNESSEE: COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public in and for said County and State, did personally appear Ray Randolph, Substitute Trustee and Ruth Randolph, Trustee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. IN WITNESS whereof, I have set my hand and official seal at Nashville, Tennessee this 25th day of AUGUST, 19 97.

My Commission Expires: 11-27-99

Notary Public

STATE OF TENNESSEE: COUNTY OF Davidson:

The actual value or consideration, whichever is greater, for this transaction is $ 36,500.00.

Affiant

Sworn to and subscribed before me this 29th day of AUGUST, 19 97.

My Commission Expires: 11-27-99

Notary Public

This Instrument Prepared By:
Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215, (615) 385-2804, TN Supreme Ct. #003143

0101 03/06/97 0343205 $0.00

144-05

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10588 PG 598

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 36500.00
CON TX 135.05
PRFEE 1.00
WDEED 8.00
TOTAL 144.05
CHECK 144.05

09/02/97 01 08:07 0001 2962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0343205
IDENTIF. & REFERENCE

97 SEP -2 AM 8:07

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1192456