BOOK 10681 PG 946

This Instrument Prepared By: David M. Smythe mail
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.

J. D. Applegate
733 West Douglas Avenue
Nashville, TN 37207

Same

Map 71-11
Parcel No. 88

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $25,000.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 11th day of November, 1997.

Elizabeth M. Amos
Notary Public

My Commission Expires: 1/20/99

WHEREAS, by Deed of Trust dated August 1, 1996, and recorded in Book 10148, Page 453, Register's office for Davidson County, Tennessee, Johnnie Stewart and wife, Bobbie Stewart, conveyed to Deanie L. Gregory, 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 10632, Page 66, 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 the 7th day of November, 1997, at 11:30 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, J. D. Applegate, being the highest and best bidder became the purchaser of said property at and for the sum of Twenty-Five Thousand Dollars ($25,000.00).

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 J. D. Applegate, his heirs and successors, the following real estate:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 69 on the Plan of Trinity Heights Addition as of record in Book 161, Page 38, Register's

Office for said County, described according to a survey by Hal R. Swann, Jr., Surveyor, dated March 2, 1996, as follows:

Said part of Lot No. 69 fronts 50 feet on the southerly margin of Edith Avenue and runs back 154.5 feet on the easterly line and 155 feet on the westerly line, to the northerly margin of an alley on which it measures 50 feet.

Being the same property conveyed to Bobby Stewart and wife, Johnnie Stewart, by deed of record in Book 10148, Page 449, said Register's office. The Grantors' names were inadvertently reversed by the preparer of the deed of trust of record in Book 10148, Page 453, said Register's office, to incorrectly show the Grantors of the deed of trust as Johnnie Stewart and wife, Bobbie Stewart, when in fact the parties are Bobby Stewart and wife, Johnnie Stewart.

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 the equity of redemption, homestead, dower and all other rights and exemptions of every kind 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 J. D. Applegate, his heirs, 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 11th day of November, 1997.

David M. Smythe
Substitute Trustee

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 11th day of November, 1997.

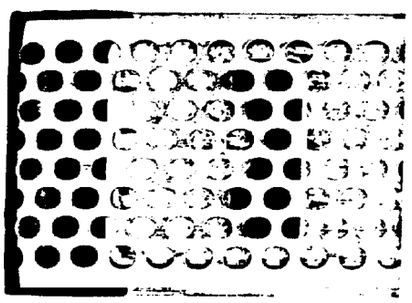
Elizabeth M. Amos
Notary Public

My Commission Expires: 1/20/99.

97 DEC 12 PM 4:00
01369203
11/12 0101 CHECK
101-50

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10081 PG 948

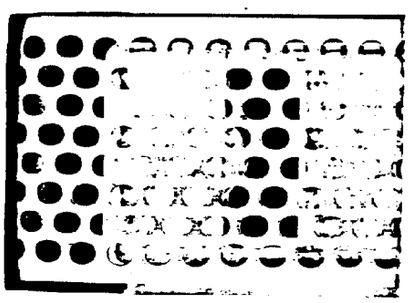
CO - CONVEYANCE	CC - CERTIFIED COPY		MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE		CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE		MO TX - STATE TAX MORT
TD - TRUST DEED			PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 8.00
TOTAL 101.50
CHECK 101.50

11/12/97 01 16:02 0001 0951

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0369203
IDENTIFICATION REFERENCE

97 NOV 12 PM 4:04

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1220125