BOOK 10689 PG 313

183

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

3331 11/19 0101 03CHECK 78.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 23rd day of May, 1986, M. Wesley Hall III was named Trustee by Deed of Trust of even date, executed by Leland D. Watts and wife, Winnifred A. Watts, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to James A. Holland the payment of one (1) note of even date in the original principal amount of $20,000.00, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 6868, page 72, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Deed of Trust was assumed by James Ronald Shepard and Theresa Cook, by Warranty Deed of record in Book 7645, page 433, Register's Office for Davidson County, Tennessee; and

WHEREAS, on the 8th day of September, 1997, THOMAS E. STEWART was named Substitute Trustee by Appointment of Substitute Trustee, of record in Book 10599, page 979, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to the said James Ronald Shepard and Theresa Cook, and James Ronald Shepard and Theresa Cook having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the said Deed of Trust and Appointment of Substitute Trustee and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three (3) successive publications, namely October 9, 1997, October 16, 1997 and October 23, 1997, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on November 12, 1997, at 12:00 noon, I, as said Substitute Trustee, offered to sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time JAMES A. HOLLAND, submitted the highest and best bid in the amount of SEVENTEEN THOUSAND FIVE HUNDRED EIGHTY SEVEN THOUSAND AND 99/100 ($17,587.99).

97 NOV 19 AM 10:54

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN.

0371353

IDENTIFICATION REFERENCE

equities hereinabove mentioned, certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference.

This is improved property known as 1809 Woodland Street, Nashville, TN 37206.

I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, convey to JAMES A. HOLLAND, his successors, heirs and assigns, all the rights conveyed to me as said SUBSTITUTE TRUSTEE, in said Deed of Trust and instruments; including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust and instruments hereinabove referred to and not as an individual.

The herein conveyance is subject to any prior liens and restrictions, INCLUDING that certain Deed of Trust from Phillip J. Price and wife, JoAnne Inez Price, to J.G. Palmer, Trustee, of record in Book 5372, page 725, said Register's Office, which indebtedness was subsequently assigned to GE Capital Mortgage Services, Inc., and all restrictive covenants, easements and setback lines, if any, recorded in said Register's Office applicable to said property and is subject to all 1997 and future real estate taxes.

WITNESS my hand and seal on this the 12 day of November, 1997.

Thomas E. Stewart, Substitute Trustee
THOMAS E. STEWART,
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, the within named bargainors with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 12 day of November, 1997.

Denise C. Allis
notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON CO.

My commission expires: 5/28/2000

BOOK 10689 PG 315

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lots Nos. 60 and 61 on a part of the plan of Richardson Place Subdivision shown as Chadwell Subdivision, Lockland (owned by Richardson), of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 60 and 61 fronts together 100 feet on the northerly margin of Woodland Street and extends back between parallel lines 170 feet to a 15-foot alley in the rear.

Being the same property conveyed to James Ronald Shepard and Theresa Cook , by Deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 7645, page 433, Register's Office for Davidson County, Tennessee.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JAMES A. HOLLAND P.O. Box 90015 Nashville, TN 37209	GE CAPITAL MORTGAGE SVCS. 625 Maryville CTr. Drive St. Louis, MO 63141	MAP 083-10, parcel 312.00

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

The actual value or consideration for this transfer, whichever is greater, is $17,587.99, this 12 day of November, 1997.

Sandra E Fisher
AFFIANT

Sworn to and subscribed before me this 12 day of November, 1997.

Denise C. Mills
Notary Public

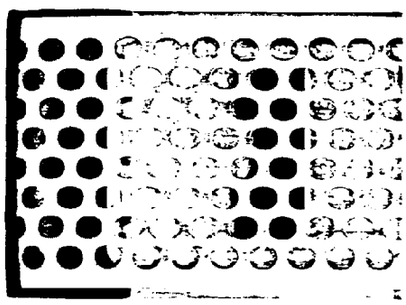
My commission expires: 05-28-2000

DENISE C. MILLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



BOOK 10689 PG 316

RECEIVED OF _____

FOR _____

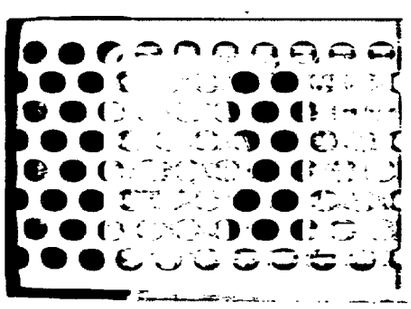
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	17587.99
CON TX	65.00
PRFEE	1.00
MISC	12.00
TOTAL	78.00
CHECK	78.00

11/19/97 01 11:02 0001 3331

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0371353
IDENTIF. REFERENCE
97 NOV 19 AM 11:54
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No.1222478