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

PAGE 10659 PG 317

SUBSTITUTE TRUSTEE'S DEED 3332 11/19 0101 03CHECK 33.26

WHEREAS, on the 2nd day of September, 1988, M. Wesley Hall III was named Trustee by Wrap-Around Deed of Trust of even date, executed by JAMES RONALD SHEPARD AND THERESA COOK, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to LELAND D. WATTS the payment of one (1) note of even date in the original principal amount of $6,000.00, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 7645, page 416, Register's Office for Davidson County, Tennessee, the Deed of Trust which the said Wrap-Around Deed of Trust wrapped having since been released; and

WHEREAS, the said Deed of Trust was subsequently assigned to James A. Holland from Leland D. Watts, by Assignment of Deed of Trust, of record in Book 10541, page 765, 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 981, 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 12:05 p.m., 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 FIVE THOUSAND FOUR HUNDRED SEVENTY FOUR AND 23/100 ($5,474.23).

97 NOV 19 AM 10:55
REGISTER
DAVIDSON COUNTY, TN.

03711354
IDENTIFICATION REFERENCE

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey unto JAMES A. HOLLAND, his successors, heirs and assigns, in fee simple, and in bar of all the 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 unimproved property known as 1811-1813 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, 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 the 12 day of November, 1997.

Denise C. Allis

notary public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

My commission expires: 5/28/2000

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lots Nos. 62 and 63 on the Plat of Richardson Place Subdivision, of record in Book 547, page 135, Register's Office for Davidson County, Tennessee.

SAID Lot No. 62 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

SAID Lot No. 63 fronts 47 feet on the northerly side of Woodland Street, formerly Plum Street, and runs back 170 feet to an alley and shows 45-1/2 feet on said alley.

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 413, Register's Office for Davidson County, Tennessee.

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
JAMES A. HOLLAND P.O. Box 90015 Nashville, TN 37209	SAME	MAP 083-10, parcels 313 and 314

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

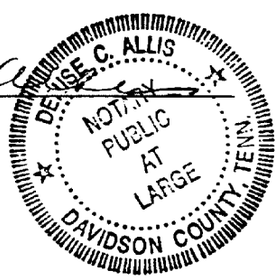
The actual value or consideration for this transfer, whichever is greater, is $5,474.23, this 12 day of November, 1997.

Sandra E. Fisher
AFFIANT

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

Denise C. Allis
Notary Public

My commission expires 05-28-2000



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10689 PG 320

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	5474.23
CON TX	20.26
PRFEE	1.00
MISC	12.00
TOTAL	33.26
CHECK	33.26

11/19/97 01 11:03 0001 3332

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0371354
IDENTIFICATION REFERENCE

97 NOV 19 AM 10:55
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1222479