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

NAME AND ADDRESS NEW OWNER:

CHARLES DONNELL SUMMERS
1820 RIVER DRIVE, APT. A
NASHVILLE, TN 37218

MAP AND PARCEL NO:

MAP 081-16-0, PARCEL 615.00

SEND TAX BILLS TO:

SAME

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY DESCRIBED HEREIN, WHICHEVER IS GREATER, IS $11,786.66, THIS 22ND DAY OF JUNE, 1998.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 22ND DAY OF JUNE, 1998.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/27/2000

DENISE C. ELLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 1st day of March, 1993, M. Wesley Hall III was named Trustee by Deed of Trust of even date, executed by KATIE FLINT, 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 $15,000.00, payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 8878, page 965, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Katie Flint has since died intestate and default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to all of the known heirs of the said Katie Flint, Deceased, the said known heirs being her surviving husband, JAMES FLINT, and her surviving children, RICHARD WEST, THOMAS WEST, VICKIE SATTERFIELD, JOE LESLIE HENDERSON, WILLIE COVINGTON, EMMIE TARDY, DELSIE PALMER, AND GEORGIA WOOD, they having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, on the 27th day of April, 1998, THOMAS E. STEWART was named Substitute Trustee by Appointment of Substitute Trustee, recorded on April 28, 1998, in Book 10903, page 100, Register's Office for Davidson County, Tennessee; 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 May 21, 1998, May 28, 1998, and June 5, 1998, 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 June 22, 1998, at 12:00 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 CHARLES DONNELL SUMMERS, submitted the highest and best bid in the amount of ELEVEN THOUSAND SEVEN HUNDRED EIGHTY SIX AND 66/100 ($11,786.66).

NOW, THEREFORE, in consideration of the premises, I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey unto CHARLES DONNELL SUMMERS, 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 improved property known as 1030 11th Avenue North, Nashville, TN.

I, THOMAS E. STEWART, SUBSTITUTE TRUSTEE, convey to CHARLES DONNELL SUMMERS, 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 property is conveyed for a consideration of the balance of the principal indebtedness owed to LELAND D. WATTS and all accrued interest, late charges, 1996 and 1997 real property taxes and the costs of foreclosure ONLY, which amounts constitute the total consideration for the herein conveyance. It is hereby certified that there is no amount bid over and above the purchase price shown herein.

The herein conveyance is subject to any prior liens and restrictions, if any, and all restrictive covenants, easements and setback lines, if any, recorded in said Register's Office applicable to said property, all 1998 and future real estate taxes and any and all spousal rights, survivorship rights and dissent of JAMES FLINT, the surviving spouse of KATIE FLINT, DECEASED.

WITNESS my hand and seal on this the 22 day of JUNE, 1998.

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 22 day of June, 1998.

Denise C. Allis
notary public

My commission expires: 5/28/2000

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT 'A'

BOOK 10990 PG 178

Being the north 25 feet of Lot No. 30 on the Plan of Dr. B.W. Hall's Addition to Nashville, as of record in Book 17, page 261, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 25 feet on the easterly side of 11th Avenue North, formerly Cumberland Street, and runs back between parallel lines, along the southerly margin of an alley 152 feet to an alley in the rear.

Being the same property conveyed to Katie Flint by Warranty Deed from Leland D. Watts and wife, Winnifred A. Watts, of record in Book 8878, page 962, Register's Office for Davidson County, Tennessee.

[illegible] REFERENCE

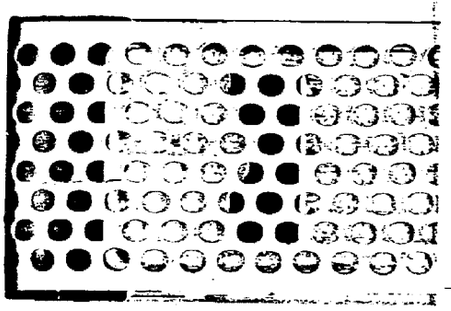
98 JUN 24 PM 1:42

[illegible]

06454490

5052 06/24 0101 03CHECK 56.61

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



RECEIVED OF _____

FOR _____ BOOK 10930 PG 179

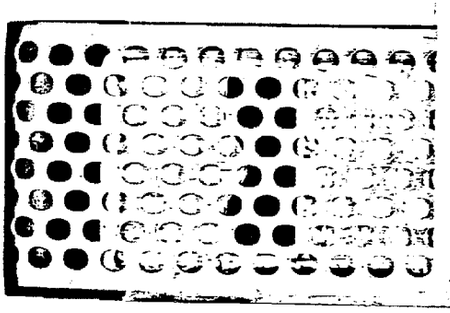
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 11786.66
CON TX 43.61
PRFEE 1.00
WDEED 12.00
TOTAL 56.61
CHECK 56.61

06/24/98 01 13:42 0001 5052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0454490
IDENTIFICATION REFERENCE
98 JUN 24 PM 1:42
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 1310865