THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

Name & Address of New Property Owner(s):	Name & Address of the Mortgagee:	Map-Parcel Numbers:
Shirley Herrman 4201 Pecan Valley Road Nashville, Tennessee 37218	No Mortgage Escrow SEND TAX BILLS TO: SAME	Map 92-6 Parcel 460 11W-05580

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed executed by Jack J. Cohen and wife, Bessie D. Cohen, and George Gianikas, to Hester M. Mayberry, of record in Book 4161, page 253, Register's Office for Davidson County, Tennessee, in which Installment Deed said parties conveyed the hereinafter described property to T. Barnett, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, T. Barnett, Trustee, being unable to or having refused to serve, and having effectively resigned, the owner and holder of the note and indebtedness appointed Bob Herrman as Substitute Trustee by instrument of record in Book 11063, page 108, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed Bob Herrman, Substiute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said Bob Herrman, Subsitute Trustee, did advertise in accordance with the provisions of said Installment Deed, giving notice of an intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, August 14, 1998 at 12:20 o'clock P.M.; and

WHEREAS, at the time and place stated in said advertisement, the said Bob Herrman, Substitute Trustee, offered the property, hereinafter described, for sale to the highest bidder for cash at public outcry, free from the statutory and equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date, at the time and place stated in said advertisement, and on said terms, I, Bob Herrman, Substitute Trustee, offered for sale, and sold said property to Shirley Herrman for Seven Thousand Five Hundred ----------

----- And No/00 ---------- ($7,500.00) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of of Seven Thousand Five Hundred ---------- And No/00 ---------- ($7,500.00) Dollars, cash in hand paid, I, Bob Herrman, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Shirley Herrman, her heirs and assigns, the following described property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Paulooner and Ashcraft's Subdivision, as of record in Book 57, page 124, Register's Office for said County.
>
> Said lot fronts 35 feet on the northerly side of Batavia Street and runs back between parallel lines to an alley, 160 feet.
>
> Being the same property conveyed to Hester M. Mayberry by Installment Deed from Jack J. Cohen, et ux, et al of record in Book 4161, page 253, Register's Office for Davidson County, Tennessee, and later transferred by Mayberry to Joe Sweat by Installment Deed of record in Book 5727, page 123, said Register's Office, subject to balance due on Installment Deed of record in Book 4161, page 253, Register's Office for said County, and subsequently further conveyed by Sweat to the present owner of record, Lee Perry, subject to balance due on previous Installment Deed notes of record in Book 4161, page 253 and 5727, page 123, said Register's Office.

THIS IS IMPROVED PROPERTY, commonly known as 2512 Batavia Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs and assigns, forever, but subject to any and all unpaid real estate taxes and any superior liens of record. I assign to said Grantee any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this 14th day of August, 1998.

Bob Herrman Substitute Trustee

BOB HERRMAN, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 11084 PAGE 854

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Bob Herrman, Substitute Trustee, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of August, 1998.

NOTARY PUBLIC

My Commission Expires:

3-23-2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 7500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF August 19 98.

Deputy Register

0480401

IDENTIF. → REFERENCE

98 AUG 27 PM 1:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2809 08/27 0101 03CHECK 42.75

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

RECEIVED OF _____

FOR _____

BOOK 11084 PAGE 855

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 7500.00
CON TX 27.75
PRFEE 1.00
[illegible]BANK 12.00
CFEE 2.00
TOTAL 42.75
CHECK 42.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

0480401
IDENTIF. ↑ REFERENCE

98 AUG 27 PM 1:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

08/27/98 01 13:22 0001 2B09

No. 1338286