BOOK 11220 PAGE 965

98 NOV 25 PM 12:20

CATHY C. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0516996

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Yvonne B. Leggett 497 Hogans Branch Road Goodlettsville, TN 37069	New Owner	71-16-288

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, DONNIE DOTSON, unmarried, by Deed of Trust (the "Deed of Trust") dated January 3, 1996, of record in Book 9930, page 977, Register's Office for Davidson County, Tennessee, conveyed to Jack Case Wilson, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"); and

WHEREAS, F. B. Murphy, Jr., by the instrument of record in Book 11161, page 368, Register's Office for Davidson County, Tennessee, was appointed Substitute Trustee to serve in the place and stead of the original named trustee; and

WHEREAS, proper notice of default, as directed by the Deed of Trust, was given to the borrower, and demand was made for the payment of the aforesaid indebtedness secured by the Deed of Trust, which indebtedness remained in default; and

WHEREAS, the owner and holder of said Note has demanded that the hereinafter described real property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Trustee advertised said property for sale in accordance with the terms and provisions of the

Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record in Nashville, Davidson County, Tennessee on October 29, November 5 and November 12, 1998; and

WHEREAS, the SubstituteTrustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, November 20, 1998, and YVONNE B. LEGGETT and husband, MICHAEL R. LEGGETT, (hereinafter called "Grantees") being the highest and best bidder therefor, became the purchasers of the property for the sum of Ten Thousand Dollars ($10,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Substitute Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Being the southerly 85 feet of Lot No. 380 on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee, to which book reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Donnie Dotson by deed from Faye Richardson Fite, unmarried, of record in Book 9930, page 973, said Register's Office.

The above description was taken directly from the deed of trust of record in Book 9930, page 977, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1201 Montgomery Avenue, Nashville, Tennessee.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust

upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 20th day of November, 1998.

F. B. MURPHY, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

F. B. Murphy Jr.
AFFIANT

Sworn to and subscribed before me this 20th day of November, 1998.

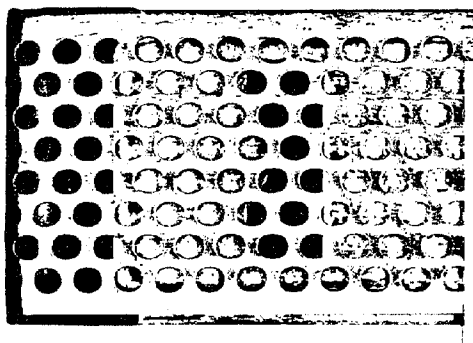
NOTARY PUBLIC
My Commission Expires: 7/27/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named 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, this 20th day of November, 1998.

NOTARY PUBLIC
My Commission Expires: 7/27/2002

1751 11/25 0101 03CHECK 56.00



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

BOOK 11220 PAGE 969

RECEIVED OF _____

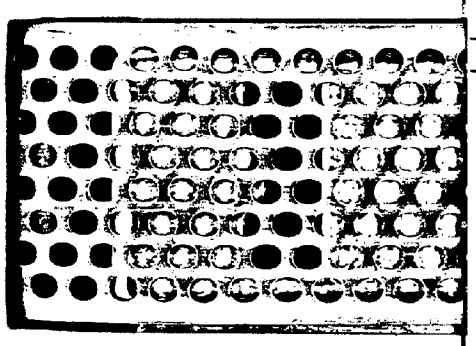
FOR _____

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	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	56.00
CHECK	56.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1751



05169996
IDENTIF. ↑ REFERENCE

98 NOV 25 PM 12:20
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376791