BOX 17

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Map 71-14
Parcel 68 and 69

Substitute Trustee

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:
Send Tax Bills To:

W. J. LEWIS
5565 Pettus Road
Antioch, TN 37013

91 MAR 22 PM 12:19
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFIED FOR REFERENCE
05639990

WHEREAS, by Deed of Trust executed June 19, 1991, and recorded in Book 8378, page 366, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Don R. Coffey (Mortgagor) to Charles F. Frazier, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, his heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, said Deed of Trust further provides that in the event said Trustee was unable to act and serve as Trustee, that the holder of said note was authorized to appoint a Substitute Trustee; and

WHEREAS, W. J. Lewis, is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 8378, page 366, Register's Office of said County; and

WHEREAS, W. J. Lewis did appoint M. Norris Jenkins as Substitute Trustee by instrument of record in Book 10900, page 794, Register's Office for said County, vesting in said Substitute Trustee all of the rights, powers and privileges of the original Trustee; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general

circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Tuesday, March 16, 1999, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and W. J. Lewis was the highest and best bidder for cash, said bid being in the amount of $ 10,000.00 ;

NOW THEREFORE, I, M. Norris Jenkins, Substitute Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to W. J. Lewis, his successors and assigns forever, that certain land described as follows:

The following two (2) tracts of land in the 12th, formerly the 17th, Civil District of Davidson County, and described according to a survey by John M. Sullivan, Surveyor, dated October 7, 1947, as follows:

Tract #1:
Beginning at a point in the northeasterly margin of Whites Creek Pike, 252.5 feet more or less, northwest from the margin of Willis Street, being the westerly corner of said Pike, of the tract that was quitclaimed from Thomas Caldwell and wife, to David Earps, et al., as of record in Book 2802, page 583, Register's Office; thence with Earp's line, North 6 deg. 49' East 143.6 feet; thence North 47 deg. 28' West 53.7 feet to a fence line between this land and the land of Perry Hooper, shown on said survey; thence along said fence South 13 deg. 46' West 134 feet, more or less, to the northeasterly margin of Whites Creek Pike; thence with the margin of said Pike, South 66 deg. 54' East 70 feet, more or less, to the point of beginning.

Tract #2:
Beginning on the northeasterly margin of the Whites Creek Pike at a point, North 63 deg. 55' West 187.5 feet West of the western margin of Willis Street; thence with the northeasterly margin of said Pike, North 66 deg. 54' West 65 feet; thence North 6 deg. 49' East 143.6 feet; thence North 74 deg. 23' West 53.7 feet to a fence; thence North 13 deg 46' East 152.9 feet to a rock wall; thence South 86 deg. East 69.2 feet to a fence; thence South 1 deg. 33' West 120.2 feet; thence South 3 deg. 35' West 235.8 feet to the beginning.

Being the same property conveyed to Don R. Coffey by deed from Warner J. Lewis and wife, Louise Lewis, of record in Book 8378, page 363, Register's Office for Davidson County, Tennessee.

This is improved property at 1207-1209 Baptist World Center Drive, Nashville, TN 37207.

It is the intention and purpose of M. Norris Jenkins, Substitute Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Substitute Trustee, but it is expressly understood and agreed that all

of such warranties and covenants are made by him as Substitute Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Substitute Trustee, have executed this deed of conveyance this 16th day of March, 1999, by subscribing hereto my official signature.

M. NORRIS JENKINS

Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

1650 03/22 0101 03CHECK 52.00

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Substitute Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 16th day of March, 1999, at Nashville, Tennessee.

My Commission Expires:
5.27.01

NOTARY PUBLIC

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of March, 1999, at Nashville, Tennessee.

My Commission Expires:
5.27.01

NOTARY PUBLIC

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11393 PG. 627

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0563990

IDENTIF. & REFERENCE

99 MAR 22 PM 12:19

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	10000.00
CON TX	37.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	52.00
CHECK	52.00

03/22/99 01 12:18 0001 1650

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1440750