ORIGINAL

Tennessee

BOOK 11457 PG. 974

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated October 28, 1996, and recorded in Book 10246, Page 90 in the Register's Office of Davidson County, Tennessee, Eleanora F. Walker, unmarried, conveyed to Robert W. Howard, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 11413 Pg 490 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on April 22, 1999, at the Main (South) Door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Robert H. Braswell, whose address is 168 Charleston Park, Nashville, Tennessee 37205, being the highest and best bidder, became the purchaser of said property at and for the sum of Sixteen Thousand Seven Hundred and 00/100 Dollars; and,

WHEREAS, the purchaser, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the amount of his bid.

NOW, THEREFORE, in consideration of the premises and the payment by Robert H. Braswell of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Robert H. Braswell, his heirs and assigns in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit: BEING Lot No. 116 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, said Register's Office for a more complete description reference is hereby made..

Eleanora F. Walker obtained title to the above referenced real estate by Deed of record in Book 10230, Page 154, Register's Office of Davidson County, Tennessee.

0581529
INDEXING REFERENCE
99 MAY -3 AM 11:08
REGISTER
DAVIDSON COUNTY, TN

Subject to any unpaid taxes.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Robert H. Braswell, his heirs and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has on April 22, 1999 hereunto set his hand and seal.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On April 22, 1999 before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 7-9-2002

DIANA D MILLER-JACKSON
NOTARY PUBLIC AT LARGE
SHELBY COUNTY TN
MY COMMISSION EXPIRES 7/9/2002

State Tax $
Clerk's Fee $

TOTAL $

PROPERTY ADDRESS
1002 North 5th St,
Nashville, Tennessee 37207

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

Robert H. Braswell
168 Charleston Park
Nashville, TN 37205

Mortgagee: None

This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103
(901) 526-8296

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,200.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May 1999.

Deputy Register

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11457 PG. 976

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

0581529

IDENTIFICATION REFERENCE

99MAY-3 AM11:08

RECEIVED
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

[illegible] 1e731.00
[illegible] 61.75
PRFEE 1.00
MISC 8.00
CFEE 2.00
TOTAL 72.75
CHECK 72.75
[illegible] 03-03-99 01 11:11 0001 0310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455005