THIS INSTRUMENT PREPARED BY:
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Cannon & Cannon, Attorneys, P.C.
P. O. Box 749
Goodlettsville, TN 37070-0749

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SUBSTITUTE TRUSTEE'S DEED

Address of New Owner	Send Tax Bills to:	Map and Parcel No.
Michael G. Derrick	Same	Map 108-16
7700 Killdeer Lane		Par. 258
Cordova, TN 38018		

WHEREAS, in September, of 1998, BILLY GRAY JOHNSON and wife, MERRI L. HAVELOCK JOHNSON, executed a certain Deed of Trust conveying to J. Blake Freeman, Trustee, the property described below to secure to MICHAEL G. DERRICK, the payment of an indebtedness described in said Deed of Trust and evidenced by a Promissory Note in the original principal amount of $26,626.94 plus interest, such Deed of Trust being of record in Book 11100, Page 56, Register's Office for Davidson County, Tennessee; and

WHEREAS, by instrument dated August 20, 1999, and recorded in Book 11631, page 937, said Register's Office, MICHAEL G. DERRICK, by virtue of his authority set forth in the aforesaid Deed of Trust, did remove J. Blake Freeman as Trustee and appoint John M. Cannon, Substitute Trustee, with all the title, power and duties conferred upon the Trustee by said Deed of Trust and by applicable law; and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, John M. Cannon, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on Sept.9, 1999, in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness; and

WHEREAS, pursuant to such advertisement, on Thursday, September 30, 1999 at 11:00 a.m. Central Daylight Time at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, the undersigned, John M. Cannon, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale MICHAEL G. DERRICK, being the highest and best bidder, became the purchaser of such property for a price of $29,851.75.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned John M. Cannon, Substitute Trustee, does hereby quitclaim to MICHAEL G. DERRICK, all of his right, title and interest in and to the following described real estate:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Land in Davidson County, Tennessee, being Lot No. 92A on the Zone Lot Division of Lots 92 and 93 of Percy Priest Woods, Section 4, as of record in Plat Book 6250, page 756, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to BILLY GRAY JOHNSON and wife, MERRI L. HAVELOCK JOHNSON by deed from MICHAEL G. DERRICK of record in Book 11100, page 53, Register's Office for Davidson County, Tennessee.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 6 day of October, 1999.

JOHN M. CANNON
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $29,851.75.

AFFIANT

Subscribed and sworn to before me this the 6th day of October, 1999.

NOTARY PUBLIC

My commission expires: 2/11/03

06:49:00 96655
EDWIN KEELCE
REGISTER
99 OCT -6 AM 9:55

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, John M. Cannon, Substitute Trustee, 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 he purposes therein contained.

Witness my hand, at office, this 6th day of October, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE OF TENNESSEE

My commission expires: 2/11/03

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525655