This instrument prepared by:
Kevin J. Jones
Attorney at Law
501 Union Street, Suite 200
Nashville, Tennessee 37219

BOOK 11696 PAGE 986

Address New Owner:
Mr. James Duong
104 Connie Drive
Hendersonville, TN 37075

Send Tax Bills To:

SAME

Map/Parcel

043-01-0 146.00

SUBSITUTE TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated June 26, 1998, executed by MICHAEL R. SPENCE, UNMARRIED, to AMY CLENDENON, Davidson County, Trustee, as of record in Book 10999, Page 145, Register's Office for Davidson County, Tennessee, the MICHAEL R. SPENCE, conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and

WHEREAS, by an Appointment of Substitute Trustee of record in Book 11616, Page 412, Register's Office for Davidson County, Tennessee, Kevin J. Jones, Nashville, TN, was appointed as Substitute Trustee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Kevin J. Jones, Nashville, TN, Substitute Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three (3) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:00 A.M., on September 17, 1999, at the front door of the Davidson County Courthouse in Nashville, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $60,800.00, cash, said offer and bid having been made by James Duong;

NOW, THEREFORE, in consideration of said sum, I, Kevin J. Jones, Nashville, TN, Substitute Trustee, have bargained and sold and by these presents do transfer and convey to the James Duong, his successors, heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Property described as being in Madison, County of Davidson, State of Tennessee, to wit: Being Lot No. 3 on the Plan of the Resubdivision of Part of Lot "M"-W.P. Ready's Subdivision, as of record in Book 5190, Page 206, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Michael Robert Spence, an unmarried person, by deed from Jack Kemp, Secretary of Housing and Urban Development, by David Kuckkahn, Chief Property Officer, dated January 31, 1992, recorded February 04, 1992, of record in Book 8542, Page 327, in the Register's Office for Davidson County, Tennessee.

This property is also know as 108 A&B Shannon Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James Duong, his successors, heirs and assigns, forever.

This conveyance is made by me as Substitute Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 7th day of OCTOBER, 1999.

Kevin J. Jones, Nashville, TN, Substitute Trustee

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin J. Jones, Nashville, TN, 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 8th day of October, 1999.

Notary Public
My Commission Expires: 11/27/99

STATE OF TENNESSEE)
)SS:
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $60,800.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 1999.

Notary Public
My Commission Expires: 11/27/99

PICK-UP

99 OCT -8 PM 4:16

06448896

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0644896

SEP 13 PM 4:16

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1525919