STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 13,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November 1999.

Deputy Register

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THIS INSTRUMENT PREPARED BY:
MARK A. BAUGH, ATTORNEY
FIRST AMERICAN CENTER
315 DEADERICK STREET, SUITE 2075
NASHVILLE, TENNESSEE 37238-2075

ADDRESS NEW OWNERS AS FOLLOWS: Ms. Sylvia Sanders & William B. Bond	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
15209 Winstead Lane Silver Springs, Maryland 20905	SAME	92-5-252

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on July 10, 1992, Theodore Dobbin executed a Deed of Trust Note payable to Sylvia B. Sanders and William B. Bond, and being the same note described in a Deed of Trust executed by Theodore Dobbins to Richard Manson, Trustee, of record in Book 8675, Page 460 in the Register's Office for Davidson County, Tennessee; and

WHEREAS, the owner and holder of said note, under the powers granted in said Deed of Trust, elected to appoint a Substitute Trustee, and by virtue of the powers and in accord with the provisions of said Deed of Trust, appointed Mark A. Baugh, as Substitute Trustee by instrument of record in Book 1168, page 898, Register's Office for Davidson

0980 11/15 0101 03CHECK 285.10

County, Tennessee; and,

WHEREAS, default was made in the payment of said note, and the full amount owed thereunder being due and payment having not been paid as demanded, the owner and holder of said note instructed the said Mark A. Baugh, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said Deed of Trust; and,

WHEREAS, Mark A. Baugh, Substitute Trustee, did advertise said real estate for sale in accordance with the provisions of said Deed of Trust, giving notice of an intent to sell said real estate at the door of the Courthouse in Nashville, Davidson County, Tennessee on Thursday, October 19, 1999 at 10:00 a.m.; and

WHEREAS, as the time and place stated in said advertisement, the said Mark A. Baugh, Substitute Trustee, offered the property, hereinafter described, for sale to the highest and best bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions of every kind, which were expressly waived

in said Deed of Trust, but subject to any and all unpaid real estate taxes and prior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Mark A. Baugh, Substitute Trustee, offered for sale and sold said real estate to Sylvia Sanders and William B. Bond, for Seventy-Three Thousand and 00/100 ($73,000.00) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Seventy-Three Thousand and 00/100 ($73,000.00) Dollars, the receipt of which is hereby acknowledged, I Mark A. Baugh, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto Sylvia Sanders and William B. Bond, their successors and assigns, the following described real estate in Davidson County, Tennessee to-wit:

> Land in Davidson County, Tennessee , being Lot No. 64 on the Plan of Section II, College Hill Subdivision of record in Book 2133, page 52, Register's Office for said County.
>
> Said Lot No. 64 fronts 154.14 feet on the southeasterly side of Batavia Street and runs back between lines, 240.22 feet on its easterly line, along the westerly margin of a 20 foot alley and 233.16 feet on its southwesterly line to a point in said 20 foot alley and being triangular in shape.
>
> Being the same property conveyed to Theodore Dobbins, a single person, by deed from Sylvia B. Sanders and William B. Bond, of record in Book 8675, Page 457, Register's Office for Davidson, County, Tennessee.
>
> This is improved property, known as 3309 Batavia Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate with all the appurtenances, estate, title and interest thereto belonging to the Sylvia B. Sanders and William B. Bond, their successors and assigns.

This conveyance is made subject to the powers vested in me by instruments of record, but not otherwise, and subject to any and all unpaid real estate taxes, and prior liens of record.

WITNESS my hand on this the 15th day of November 1999.

MARK A. BAUGH, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Baugh, 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 the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 15th day of November, 1999.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 28, 2001

PICK-UP

99166

15 11 8:55

0753

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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057075

REFERENCE

99NOV15 AM 8:55

CAMT	73000.00
CON TX	270.10
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	285.10
CHECK	285.10

11/15/99 01 08:56 0001 0980

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1538665