THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
D, B & B Investments P. O. Box 100 Whites Creek, TN 37189	New Owner	72-13-30

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, EARL HARVEY JAYNES and wife, DEBORAH LYNN JAYNES (Borrowers), by Deed of Trust (the "Deed of Trust") dated July 31, 1992, of record in Book 8690, page 84, Register's Office for Davidson County, Tennessee, conveyed to John V. Adams, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"); and

WHEREAS, F. B. Murphy, Jr., by the instrument of record in Book 10677, page 916, Register's Office for Davidson County, Tennessee, was appointed to serve as Substitute Trustee in the place and stead of the original named trustee; and

WHEREAS, the owner and holder of said Note demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on October 28, November 4 and November 11, 1999; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, by and through his agent, offered said property for sale to the highest bidder for cash, at public outcry, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, November 19, 1999, and D, B & B INVESTMENTS, (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Thirty Eight Thousand Dollars ($38,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Substitute Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Being Lot No. 38 on the plan of Irvington, as of record in Book 843, page 60, Register's Office for Davidson County, Tennessee, to which plan reference

is hereby made for a more complete description.

Said Lot No. 38 fronts 60 feet on the southerly side of Carolyn Avenue and runs back between parallel lines 170.5 feet to a dead line in the rear, on which it measures 60 feet

Being the same property conveyed to Deborah Lynn Jaynes by deed from Dottie C. Spain and husband, Art C. Spain, of record in Book 8690, page 81, Register's Office for Davidson County, Tennessee.

This is improved property known as 1016 Carolyn Avenue, Nashville, Tennessee 37216.

The above description was taken directly from the deed of trust of record in Book 8690, page 84, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Substitute Trustee's Deed on this 22nd day of November, 1999.

F. B. MURPHY, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., 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, this 22nd day of November, 1999.

NOTARY PUBLIC

My Commission Expires: 7/27/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Eight Thousand Dollars ($38,000.00).

AFFIANT

Sworn to and subscribed before me this 22nd day of November, 1999.

NOTARY PUBLIC

My Commission Expires: 7/27/2002

0660549

RELEASED FOR REFERENCE

99 NOV 23 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

RECORDED 11/23/99 01:01 CHECK 155.60

3

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

0660549

IDENTIFICATION REFERENCE

99 NOV 23 PM 3:34

REGISTER
DAVIDSON COUNTY, TN.

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CAMT	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	155.60
CHECK	155.60

11/23/99 01 15:36 0001 4666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542304