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THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court, Hendersonville TN 37075

BOOK 11755 PAGE 489

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me
on this 23 day of November, 1999.

Notary Public
My Commission Expires: 7-25-2000.

Address New Owner as Follows:	***Send Tax Bills to:***	***Map-Parcel Numbers***
E.A. SIRCY, JR. P.O. Box 192 Madison TN 37116	E.A. SIRCY, JR. P.O. Box 192 Madison TN 37116	43 10 & 32A

99 NOV 24 AM 9:14
REGISTER
DAVIDSON COUNTY, TN.

INDEXING & REFERENCE

096090

SUBSTITUTE TRUSTEE'S QUITCALIM DEED

WHEREAS, **VALONDA R. THOMAS**, by Installment Deed (the "*Installment Deed*") dated August 31, 1998, of record in Book 11000, Page 331, Register's Office for Davidson County, Tennessee, conveyed to **HUNTER SHORT, Trustee**, the hereinafter described real property to secure the payment of a certain Promissory Note (the "*Note*") described in the Installment Deed, which Note was payable to **E.A. SIRCY, JR.**; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 11698, Page 35, Register's Office for said County; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Installment Deed; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Installment Deed, notices of the time and place of said sale having been published in the *Nashville Record* on October 21, 1999; October 28, 1999; and November 4, 1999; and

WHEREAS, the Substitute Trustee, as required by the terms of the Installment Deed, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at noon on November 11, 1999, and **E.A. SIRCY, JR.** (hereinafter "*Grantee*") being the highest and best bidder thereof, became the purchaser of said property for the sum of Forty-Two Thousand Thirteen and 71/100 Dollars ($42,013.71).

MAP NOT OFFICIAL DOCUMENT

NOW, THEREFORE, **RONALD B. BUCHANAN**, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Condominium Unit B-28, (B-300) Madison Park Condominiums as referenced and more particularly described on the Plat of Madison Park Condominiums of record in Book 5200, Page 179-182, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Valonda R. Thomas by Installment Deed from E.A. Sircy, Jr. dated August 31, 1998, and filed for record in Book 11100, Page 331, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit B-28 (B-300), Madison Park Condominiums, 555 N. DuPont Avenue, Madison, Davidson County, Tennessee 37115.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which were waived in the Installment Deed, 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 23 day of November, 1999

RONALD B. BUCHANAN,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared, RONALD B. BUCHANAN, 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 foregoing instrument IN HIS CAPACITY AS TRUSTEE for the purposes therein contained.

Witness my Hand and Notarial Seal at office in Hendersonville, Tennessee, on this the 23 day of November, 1999.

NOTARY PUBLIC

My Comm. Expires: 7-25-2001

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