THIS INSTRUMENT PREPARED BY: WILLIS & KNIGHT, 215 2nd Ave. N., Nashville, TN 37201

SUBSTITUTE TRUSTEE'S DEED

FRANK GRACE, JR.,

Successor-Trustee

to

BAILEY MORTGAGE COMPANY, INC., a Mississippi corporation

SEND TAX BILLS TO:

Bailey Mortgage Company, Inc.
200 South Lamar Street
Jackson, MS 39201

Map # 131-6
Group # N/A
Parcel # 49
Field Book # 7DA48820

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 244,173.71

Affiant

Sworn to and subscribed before me this 14th day of June, 1988.

Notary Public

My commission expires: 10/9/91

WHEREAS, Shearon, Inc. executed a deed of trust on the 13th day of May 1986, which was recorded in Deed of Trust Book 6860, page 15, Register's Office for Davidson County, Tennessee, conveying to R. Conner McAllister, Trustee, the property hereinafter described to secure payment to Bailey Mortgage Company, Inc., of a promissory note referred to in said deed of trust; and

WHEREAS, default occurred in the payment of said note described in and secured by said deed of trust, and in accordance with the terms and provisions thereof, all of the indebtedness was declared due and payable, and the grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, pursuant to the provision of said deed of trust, the undersigned, Frank Grace, Jr., was appointed successor-trustee, said appointment being dated April 28, 1988, and recorded in Record Book 7532, page 626, R.O.D.C.; and

WHEREAS, the sale was advertised in accordance with

the terms of the deed of trust, said advertisement being made for thirty (30) days by three (3) weekly notices published in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place advertised, to-wit: June 14, 1988 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption and all other exemptions of every kind which are expressly waived in said deed of trust were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Bailey Mortgage Company, Inc., being the highest and best bidder at said sale with a bid of Two Hundred Forty-four Thousand, one hundred seventy-three & 71/100 ($ 244,173.71) Dollars, was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of Two Hundred Forty-four Thousand, One Hundred Seventy-three & 71/100 ($ 244,173.71) Dollars, paid by Bailey Mortgage Company, Inc., the receipt of which is hereby acknowledged, I, Frank Grace, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Bailey Mortgage Company, Inc., its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 145 on the Plat of Burton Hills Village of Huntington Tract 10 of record in Book 6250, page 612, Register's Office for said County.
>
> Said Lot No. 145, which is a corner lot, fronts 85.00 feet on the northerly margin of Huntington Circle and fronts 62.85 feet on the easterly margin of a unnamed street (said frontage being a broken line) said frontages being joined by a curve having a length of 23.56 feet and ex-

tends back 110.00 feet on the northerly line and 70.00 feet on the easterly line, to a point of intersection.

BEING the same property conveyed to Shearon, Inc. from Burton Hills Properties, a Kentucky general partnership, of record in Book 6860, page 11, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Bailey Mortgage Company, Inc., its successors and assigns forever as fully and completely as the successor-trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as successor-trustee; and said successor-trustee, the Grantor herein, does hereby transfer and assign to Bailey Mortgage Company, Inc., its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Frank Grace, Jr., Successor-Trustee, has hereunto set his hand this 14th day of June, 1988.

Frank Grace
Successor-Trustee

RECEIVED
JUN 15 3 30 PM '88
METRO ADMINISTRATOR OF ZONING
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
696-26

40568

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Grace, Jr., Successor-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.

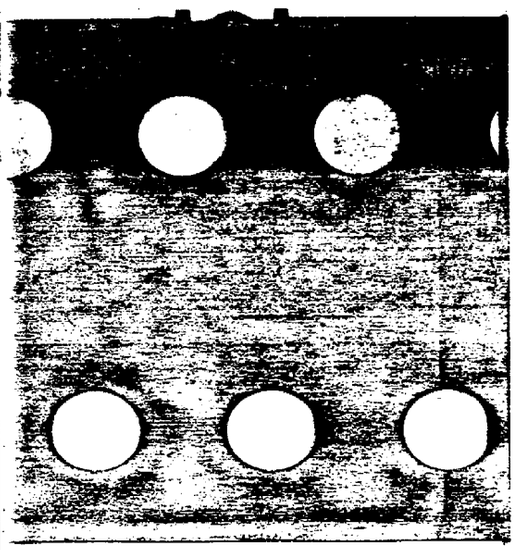
WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of June, 1988.

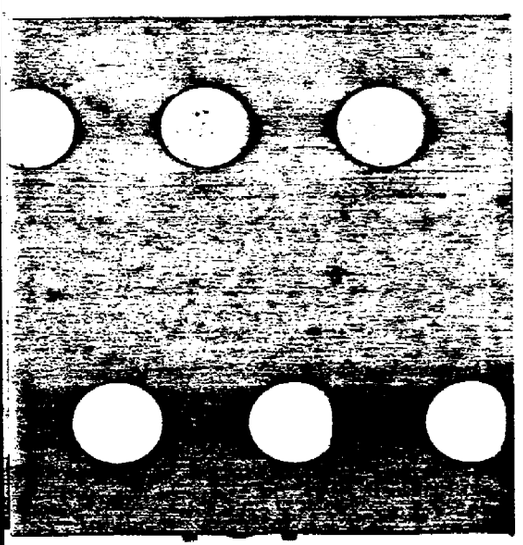
Notary Public: Jana Herren

My commission expires: July 17, 1988.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 7574 PAGE 92

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 244173.71
CON TX 683.76
PRFEE 0.50
WDEED 12.00
TOTAL 696.26
CHECK 696.26

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/88 01 15:31 0001 6026

40568

IDENTIFICATION REFERENCE

JUN 15 3 31 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 102855