BOOK 7511 PAGE 2 L Box 16

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
First Tennessee Bank National Association Nashville City Center 511 Union Street Nashville, TN 37219	SAME	83-9-100

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated September 23, 1987, executed by Real Equity, Inc. to Dale Stegall, Trustee, which is recorded in Book 7363, page 374, Register's Office for Davidson County, Tennessee; and

WHEREAS, First Tennessee Bank National Association, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7363, page 374, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III as Substitute Trustee by an instrument of record in Book 7711, page 619, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon on Friday, January 6, 1989, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty Thousand and No/100 Dollars ($30,000.00)---------- Dollars ($30,000.00----------) by First Tennessee Bank National Association (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ---------- Thirty Thousand and No/100---------- Dollars

($ 30,000.00----------) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being the easterly 50.0 feet on Lot No. 4 of Block 3 on the Plan of D.H. Bailey's Subdivision, of part of the Allison Property, of record in Book 161, page 73, Register's Office for said County.
>
> SAID part of Lot No. 4 fronts 50.0 feet on the northerly margin of Forrest Avenue and extends back between parallel lines 160.0 feet to an alley in the rear.
>
> Being the same property conveyed to Real Equity, Inc. from Sunbelt Real Estate Investments, Inc., by deed of record in Book 7363, page 371, Register's Office for Davidson County, Tennessee.

Said property is known as 1215 Forrest Avenue, Nashville, Davidson County, Tennessee 37206.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

THIS sale is 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 rights 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 sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 11th day of January, 1989.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, Substitute Trustee, the within named bargainor(s), 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 11th day of January, 1989.

Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00 .

Affiant

Subscribed and sworn bo before me on this 11th day of January, 1989.

Notary Public

My Commission Expires: May 13, 1990

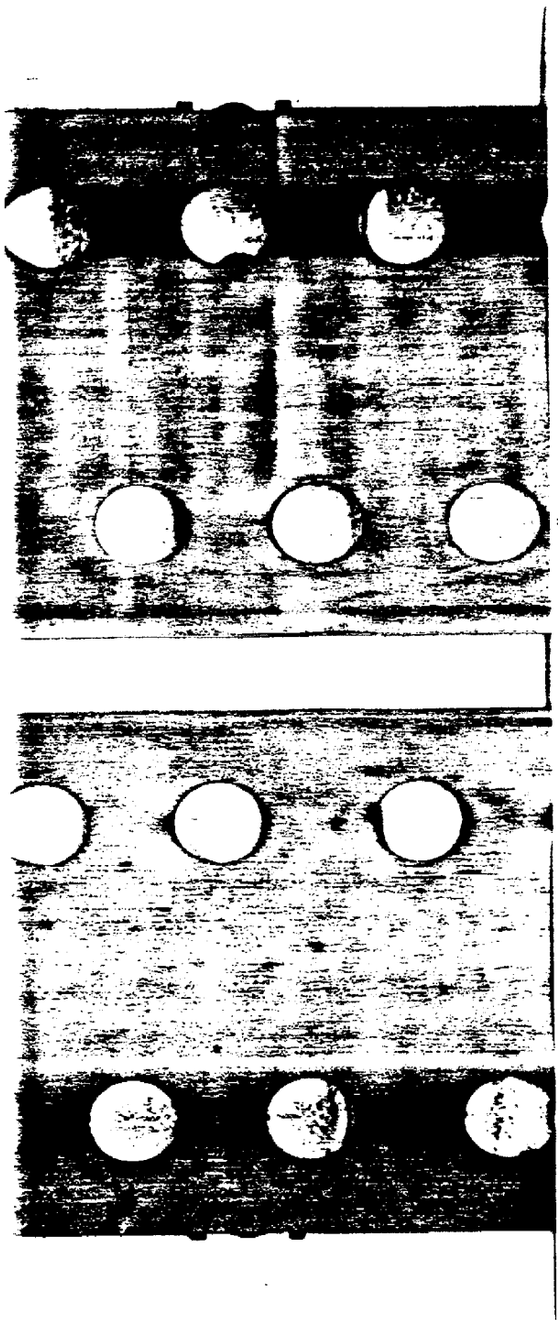
5720 01/12 0101 03CHECK 108.50

8701 0

IDENTIFICATION REFERENCE

JAN 12 11 21 AM '89

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT
FELIX Z. WILSON, II
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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 99.00
PRFEE 0.50
WDEED 9.00
TOTAL 108.50
CHECK 108.50

01/12/89 01 11:21 0001 5720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01078

IDENTIFICATION REFERENCE

JUN 12 11 21 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172383