BOOK 7786 PAGE 10

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 85,975.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 3rd DAY OF March 1989.

Deputy Register

THIS INSTRUMENT PREPARED BY:

WILLIS & KNIGHT
215 Second Avenue, South
Nashville, TN 37201

SUBSTITUTE TRUSTEE'S DEED

FRANK GRACE, JR.,	
Successor-Trustee	Map # 150-2 Parcel # 204, 230, 231, 232, 233
to	Field Book #2D-74050 2D-74051 2D-74052 2D-74053 2D-74020
BAILEY MORTGAGE COMPANY, INC., a Mississippi corporation	
SEND TAX BILLS TO:	2475 03/03 0101 03CHECK 293.30
Bailey Mortgage Company, Inc. 200 South Lamar Street Jackson, MS 39201	

WHEREAS, Bill Wheeler Construction Co., Inc. executed a deed of trust on the 12th day of November, 1986, which was recorded in Deed of Trust Book 7038, page 649, 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 November 10, 1988 and recorded in Record Book 7701, page 215, Register's Office for Davidson County, Tennessee; 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: February, 20, 1989, at 10:00 a.m. at the south 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; and

WHEREAS, the Grantee herein, Bailey Mortgage Company, Inc. being the highest and best bidder at said sale with a bid of Eighty-Five Thousand Nine Hundred Seventy-Four and 85/100ths Dollars ($85,974.85) 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 Eighty-Five Thousand Nine Hundred Seventy-Four and 85/100ths Dollars ($85,974.85) 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:

> BEING Lot 198 on the Plan of Revised Section Two, of Harbor Gate of record in Book 6250, page 33, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Bill Wheeler Construction Co., Inc., by deed from Robert N. Buchanan, III, Successor Trustee for the benefit of George W. Holder, Jr., of record in Book ____, page ____, 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 3d day of MARCH, 1989.

Successor-Trustee

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.

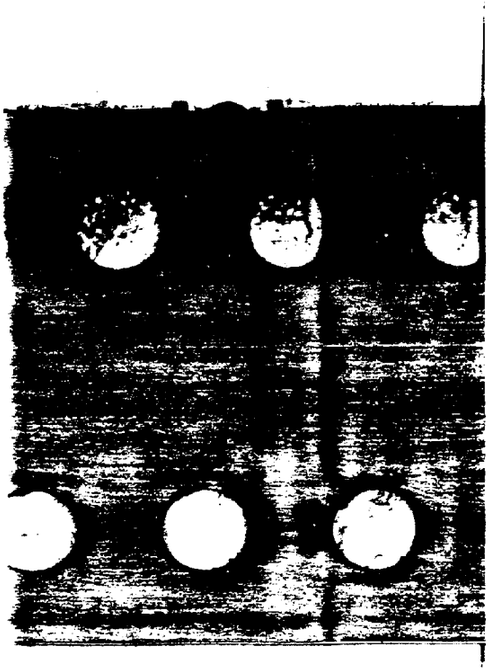
WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1989.

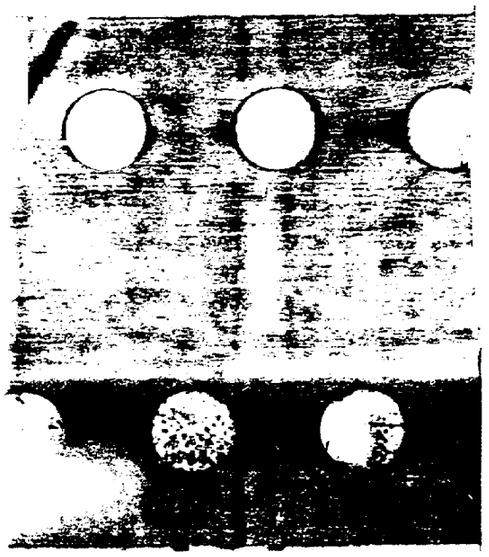
Notary Public

My commission expires: 3/11/91

13666

MAR 3 4 22 PM '89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7786 PAGE 13

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	85974.85
CON TX	283.80
PRFEE	0.50
WDEED	9.00
TOTAL	293.30
CHECK	293.30

03/03/89 01 16:24 0001 2475

136.66.

IDENTIFICATION REFERENCE

MAR 3 4 22 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 187048