This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW Box 27
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

NO MORTGAGE
New Owner - Send Tax Bills:
ENSIGN BANK, FSB
111 8TH AVE.
NEW YORK, NY, 10011

SUBSTITUTE TRUSTEE'S DEED BOOK 7803 PAGE 623

WHEREAS, on the Third day of July, 1984, ALAN L. SATURN, was named Trustee in a Deed of Trust of even date executed by ARDES L. BURNES, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $50,250.00, principal and interest at 9.500 % per annum on the unpaid balance, said Deed of Trust being recorded in Book 6366, Page 737, and rerecorded on August 9, 1984 in Book 6356, Page 420, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, J. PHILLIP JONES, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 7772, Page 581, in the Register's Office for DAVIDSON County, Tennessee; I, J. PHILLIP JONES, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: March 2, 1989 / March 9, 1989 / March 16, 1989, in THE NASHVILLE RECORD, a newspaper published in DAVIDSON County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Wednesday, March 29, 1989, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time ENSIGN BANK, FSB, 111 8TH AVE., NEW YORK, NY, submitted the highest and best bid in the amount of $ 52,952.05 .

NOW THEREFORE, in consideration of the premises, I, J. PHILLIP JONES, Substitute Trustee, do hereby sell, transfer and convey to ENSIGN BANK, FSB, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: TOWNHOUSE NO. 16, BUILDING NO. 3, IN A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE PLAN OF HICKORY VALLEY CONDOMINIUMS, PHASE 2, AS OF RECORD IN BOOK 4460, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ARDES L. BURNES BY DEED FROM DANIEL JOHN OLPHIE III AND WIFE, DIANA LYNN OLPHIE OF RECORD IN BOOK 6336, PAGE 734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, J. PHILLIP JONES, Substitute Trustee, convey to ENSIGN BANK, FSB, , all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being soley as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at NASHVILLE, Tennessee, this Twenty-ninth day of March, 1989.

J. PHILLIP JONES
Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. PHILLIP JONES, 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 office at NASHVILLE, Tennessee, this Twenty-ninth day of March, 1989.

Notary Public

My Commission Expires: 9-11-90.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } ss.

The actual consideration or value, whichever is greater for this transfer is $ 52,952.05.

Affiant

Subscribed and sworn to before me, this Twenty-ninth day of March, 1989.

Notary Public

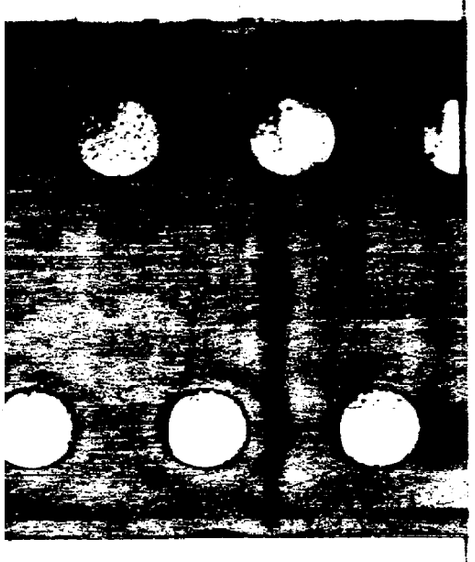
My Commission Expires: 9-11-90.

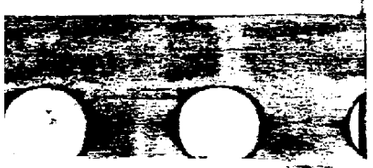
RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN, 37203

20181

MAR 29 11 29 AM '89

0154 03/29 0101 03CHECK 181.40







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7803 PAGE 625

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 52952.05
CON TX 174.90
PRFEE 0.50
WDEED 6.00
TOTAL 181.40
CHECK 181.40

03/29/89 01 11:30 0001 0154

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20181

IDENTIFICATION

MAR 29 11 29 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 194632