THIS INSTRUMENT PREPARED BY: EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7835 PAGE 502

Map 133-1
Parc. 105

SEND TAX BILLS TO:
James M. Sykes
307 Lynn Drive
Nashville, TN 37211

DEED BY SUBSTITUTE TRUSTEE UNDER FORECLOSURE

This Deed made and entered into this 28th day of April, 1989, by and between MICHAEL W. EDWARDS, Substitute Trustee, hereinafter referred to as "PARTY OF THE FIRST PART"; and JAMES M. SYKES and wife, SALLYE S. SYKES, with full power to sell, convey, mortgage, encumber, transfer or otherwise deal with said property in any manner without joinder of beneficiary, hereinafter referred to as "PARTY OF THE SECOND PART."

W I T N E S S E T H :

THAT, WHEREAS, MORAD K. DORANI and MIR A. ALI did convey in trust to DONALD T. RUBRIGHT, Trustee, upon the land hereinafter described, a Deed of Trust dated November 11, 1988, and recorded in Book 7703, page 126, Register's Office for Davidson County, Tennessee, to secure the payment of a certain Deed of Trust note in the amount of Eighty-eight Thousand Five Hundred and 00/100 Dollars ($88,500.00), payable to the order of JAMES M. SYKES and wife, SALLYE S. SYKES, all as fully set forth in said Deed of Trust.

THAT, WHEREAS, the indebtedness thereby secured in the above described Deed of Trust being overdue and unpaid, the holder of said indebtedness having appointed MICHAEL W. EDWARDS as Substitute Trustee of record in Book 7792, page 954, Register's Office for Davidson County, Tennessee, and having called upon the said Substitute Trustee to foreclose said Deed of Trust, said Substitute Trustee, after due advertisement as required by law, and upon the terms of the Deed of Trust, offered said land for sale at the Courthouse in Nashville, Davidson County, Tennessee, on the 28th day of April, 1989, at 12:00 noon, Central Standard Time, when and where JAMES M. SYKES and wife, SALLYE S. SYKES, became the last and highest bidders at the price of Thirty-five Thousand and 00/100 Dollars ($35,000.00).

NOW, THEREFORE, the said MICHAEL W. EDWARDS, Substitute Trustee, as aforesaid, in consideration of the premises and the said sum aforesaid, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto the said JAMES M. SYKES and wife, SALLYE S. SYKES, their heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and described as follows:

> BEING Lot No. 5, and the southerly 25 feet of Lot No. 4 on the unrecorded Map showing Burrell Jackson's Re-Subdivision of Part of Block "A" of Patterson's Subdivision of Maple Hill, described according to a survey made by Z. J. Wilkinson, Surveyor, July 19, 1941, as follows:
>
> BEGINNING on the westerly margin of Nolensville Road at a point 175 feet south of the southerly margin of McIver Street; thence at right angles westwardly 161.75 feet, more or less, to the easterly line of Lot No. 13; thence southwardly 75 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots eastwardly 162.5 feet to the westerly margin of the Nolensville Road; thence with said Road, northwardly 75 feet to the beginning.
>
> BEING the same property conveyed to Morad K. Dorani and Mir A. Ali by deed from James M. Sykes and wife, Sallye S. Sykes, of record in Book 7331, page 798, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto, belonging to JAMES M. SYKES and wife, SALLYE S. SYKES, their heirs and assigns forever, in as full and ample a manner as the said Substitute Trustee has the power to convey the same, but the said Substitute Trustee does not warrant the title to this property in any manner whatsoever except as to his power vested to him to convey same. Title is vested subject to a Thirty-eight Thousand and 00/100 Dollar ($38,000.00) note to Kenneth B. Everly and a first mortgage of record in Book 5309, page 790, said Register's Office, and all taxes and encumbrances of record.

IN TESTIMONY WHEREOF, the said MICHAEL W. EDWARDS, as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

MICHAEL W. EDWARDS
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared MICHAEL W. EDWARDS, 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 for the purposes therein contained.

Witness my hand and seal at office in Hendersonville Tennessee, this 28th day of April, 1989.

Candy Finch
NOTARY PUBLIC

My Commission Expires: 10/28/89

CANDY FINCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3767 05/09 0101 03CHECK 125.00

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I affirm and make oath that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James W. Sykes
AFFIANT

NOTARY PUBLIC McCLENEGH CO. TENN.

Sworn to and subscribed before me, this 8th day of ~~April~~ May, 1989.

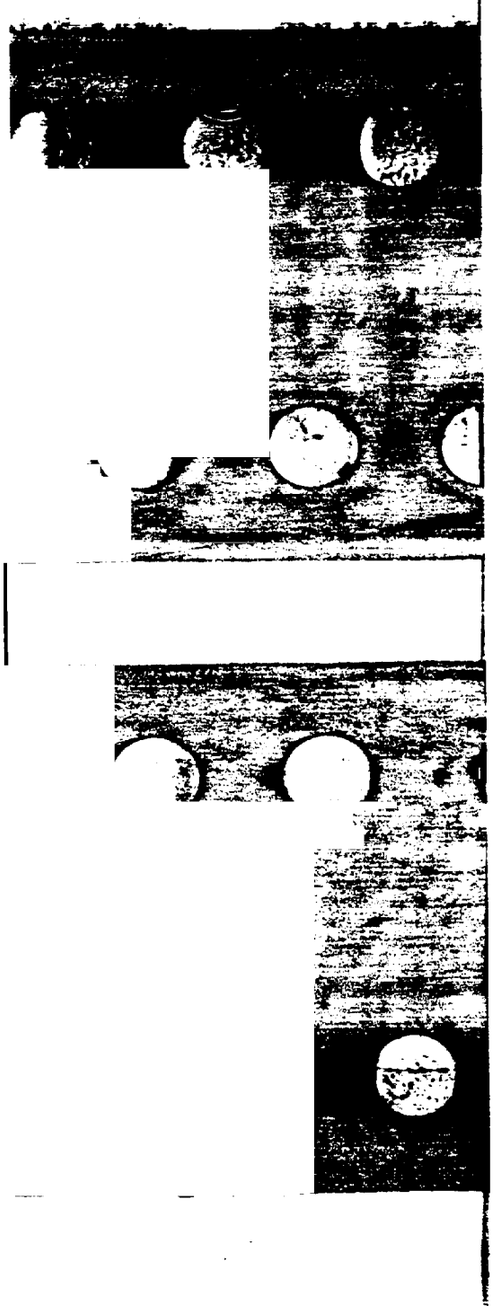
NOTARY PUBLIC

My Commission Expires: 1-23-93

30967

RUSH

MAY 8 9 16 AM '89



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7835 PAGE 505

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 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 9.00
TOTAL 125.00
CHECK 125.00

05/08/89 01 09:18 0001 3767

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30967

INSTRUMENT NUMBER

MAY 8 9 16 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 207222