This Instrument Was Prepared By:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 7850 PAGE 245

0115 05/26/89 0101 030-HECK 174.50

ADDRESS NEW OWNER:

Frank M. Michanowicz and wife,
Barbara J. Michanowicz
4212 Bayside Lane
Hermitage, Tennessee 37076

To be assigned

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of May, 1989.

NOTARY PUBLIC

My Commission Expires: March 17, 1990

36269

May 26 9 26 AM '89

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed of Trust dated January 20, 1989, of record in Book 7760, Page 39, Register's Office for Davidson County, Tennessee, Ronald G. Brown conveyed the property hereinafter described to John V. Adams as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, the said John V. Adams, Trustee, was unable to act as Trustee under said Installment Deed of Trust, and the undersigned was appointed as Substitute Trustee by an instrument of record in Book 7811, Page 258, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Installment Deed of Trust and Frank M. Michanowicz and wife, Barbara J. Michanowicz, the lawful owners and holders of said indebtedness, having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Installment Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for four (4) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 27, 1989 and May 4, 11, and 18, 1989, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, May 23, 1989, at 10:00 a.m. at the South door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Frank M. Michanowicz and wife, Barbara J. Michanowicz, were the highest and best bidders, the amount of their bid being in the sum of Fifty Thousand Dollars ($50,000.00); and,

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Installment Deed of Trust and in consideration of Fifty Thousand Dollars ($50,000.00) credited and applied as payment on the note secured by the aforementioned Installment Deed of Trust, and further credited and applied against attorney's fees, substitute trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Frank M. Michanowicz and wife, Barbara J. Michanowicz, their successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 149 on the plan of Eastland Acres, Section II, of record in Book 2331, page 7, Register's Office for said County.
>
> SAID Lot No. 149, which is a corner lot, fronts 110.5 feet on the northerly margin of Brittany Drive and fronts 120.0 feet on the westerly margin of Barclay Drive, said frontages being joined by a curve having a length of 39.3 feet, and extends back 158.0 feet on the northerly line and 147.0 feet on the westerly line to a point of intersection.
>
> BEING the same property conveyed to Frank M. Michanowicz and wife, Barbara J. Michanowicz by deed from Wayne N. Cavender, Executor of the Estate of Frances B. Cavender of record in Book 5783, page 950, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Ronald G. Brown by installment deed from Frank M. Michanowicz and wife, Barbara J. Michanowicz, of record in Book 7760, page 39, Register's Office for Davidson County, Tennessee.
>
> THIS conveyance is made subject to: (a) property taxes for 1989 for which Grantee(s) will be responsible; (b) restrictive covenants of record in Book 2335, page 336; and (c) matters set forth on said plan.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Frank M. Michanowicz and wife, Barbara J. Michanowicz, their successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Installment Deed of Trust of record in Book 7760, Page 39, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Frank M. Michanowicz and wife, Barbara J. Michanowicz, their successors and assigns, all of the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Installment Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 24th day of May, 1989.

ROBERT P. ZIEGLER
Substitute Trustee

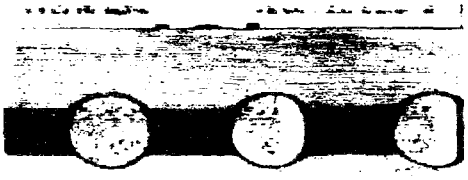
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

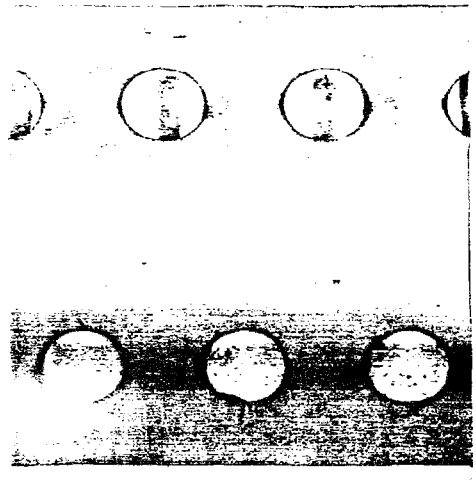
WITNESS my hand and official seal at offices in Nashville, Tennessee this the 24th day of May, 1989.

NOTARY PUBLIC

My Commission Expires:
March 11, 1990







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7850 PAGE 248

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	50000.00
CON TX	165.00
PRFEE	0.50
WDEED	9.00
TOTAL	174.50
CHECK	174.50

05/26/89 01 09:15 0001 0116

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36265

REGISTER'S OFFICE

MAY 26 9 26 AM '89

No. 213488