SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of June 4, 1987, Glenn G. Dukes, Buddy R. Dukes and Patsy Ann Dukes executed a certain Deed of Trust to Dale L. Stegall, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded at Book 7258, Page 983, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was required by First Tennessee Bank National Association, the owner and holder of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof;

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, in the issues of May 4, 11, and 18, 1989, of said newspaper, said sale having been advertised for May 26, 1989, commencing at 12:00 noon, at the South door of the Courthouse, in and for Metropolitan Nashville and Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, said sale was made subject to prior liens and encumbrances, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by First Tennessee Bank National Association, to wit: a bid of One Hundred Thousand and No/100 Dollars ($100,000.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John C. Phipps, II, as Substitute Trustee, has bargained and sold, and does by these present bargain, sell and convey unto the said First Tennessee Bank National Association, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot 43 on the Plan of Treemont, as of record in Plat Book 6250, page 895, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Glenn G. Dukes and Buddy R. Dukes by deed from Dukes & Dukes Development Corporation of record in Book 6849, page 436, said Register's Office.

This is unimproved property known as Lot No. 43 on the Plan of Treemont, in Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said First Tennessee Bank National Association, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described herein above, and including any prior liens for taxes and any applicable taxes, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

IN WITNESS WHEREOF, the said John C. Phipps, II, as Substitute Trustee, has hereunto set his hand this 5th day of July, 1989.

By: John C. Phipps, II as Substitute Trustee
John C. Phipps, II
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Catherine N. Barksdale, a Notary Public in and for said State and County duly commissioned and qualified, John C. Phipps, II, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 5th day of July, 1989.

Catherine N. Barksdale
Notary Public

My Commission Expires: 9-9-89

****

PROPERTY OWNER: First Tennessee Bank National Association
PROPERTY ADDRESS: Lot 43, Treemont Subdivision
Nashville, Tennessee

Send Tax Bills To: First Tennessee Bank National Association
#146-05-0 015.00 511 Union Street
Nashville, Tennessee 37219
ATTN: Dave Ellis

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
20th Floor, First American Center
Nashville, Tennessee 37238-0059
(615) 256-0815

2743 07/06 0101 03CHECK 337.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is One Hundred Thousand and No/100 Dollars ($100,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 6th day of July 1989.

Notary Public

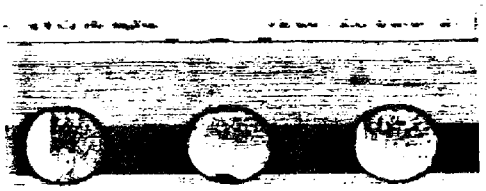
My Commission Expires: My Commission Expires Jan. 23, 1993

47227

FILED FOR RECORD
Jul 6 3 22 PM '89
REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

RECEIVED

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7882 PAGE 846

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 100000.00
				CON TX 330.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 337.00
				CHECK 337.00
07/06/89	01			15:25 0001 2743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47227

IDENTIFICATION REFERENCE

JUL 6 3 22 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 229457