This Instrument Prepared by Jeffrey L. Cunningham
CARTER, HARROD & CUNNINGHAM
One Madison Avenue
Athens, Tennessee 37303

SUBSTITUTE TRUSTEE'S DEED

THIS INDENTURE made on this the 31st day of August, 1989, by and between ELBERT L. WILLSON, III, SUBSTITUTE TRUSTEE, of Athens, McMinn County, Tennessee, First Party, and McDONNELL & ASSOCIATES, INC., Second Party.

WHEREAS, by Deed of Trust dated the 25th day of February, 1988, of record in Trust Book 7479, pages 321-324, in the Register's Office for Davidson County, Tennessee, McDONNELL & ASSOCIATES, INC., did convey in trust to JOSEPH B. PITT, JR., Trustee, on behalf of ATHENS FEDERAL SAVINGS & LOAN ASSOCIATION the hereinafter described real estate, to secure the payment of a certain Note; and

WHEREAS, by instrument of record in Book 7719, page 60, Elbert L. Willson was appointed Substitute Trustee.

WHEREAS, default was made in the payment of certain installments of said Note, the owner and holder of the same has declared the entire unpaid balance due and payable in accordance with the terms of said Deed of Trust and have directed the Substitute Trustee to sell said property as provided for under the terms of the Deed of Trust; and

WHEREAS, in keeping with said instrument, the Substitute Trustee has caused to be published in the Nashville Record, a newspaper having general circulation in Davidson County, Tennessee, a Notice of Sale Under Deed of Trust in keeping with the terms of said Deed of Trust, affixing the time of sale as Thursday, August 31, 1989, at 12:00 noon, at the front door of the Courthouse at Nashville, Tennessee; and

WHEREAS, pursuant to said Notice on the date and at the time and place set out in said Notice, the First Party offered the property for sale, and after opening for bids, said property was struck off to ATHENS FEDERAL SAVINGS & LOAN ASSOCIATION at the price of Two Hundred Forty-Seven Thousand Four Hundred Forty-Five Thousand ($247,445.00) Dollars, this being the highest, best and last bid.

NOW, THEREFORE, in consideration of the matter recited hereinabove, the First Party has this day bargained, sold and does hereby sell, transfer and convey unto the Second Party, its successors and assigns, the following described real estate, located in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> LAND SITUATED in the 31st Councilmatic District of Davidson County, Tennessee and being Lot Nos. 24, 25, 26 and 27, on the Plan of the Second Revision of Leisure Heights, Phase 1, Section 2, Revised of record in Book 6900, Page 440, Register's Office for Davidson County, Tennessee to which Plat reference is here made for a more complete description.
>
> THERE is further hereby conveyed a perpetual nonexclusive easement for ingress and egress by pedestrian or vehicular traffic to said lots as said rights of ingress and egress to said lots is shown on the aforesaid Plat.
>
> THERE is further hereby conveyed as appurtenances to the aforesaid lots the designated parking spaces for said lots as set forth on the aforesaid Plat to which reference is here made for more complete description.
>
> BEING the same property conveyed to McDonnell & Associates, Inc. by deed from MCR Development Corp. as recorded in Book 7479, page 316, said Register's Office, and subsequently reconveyed to Hadley King, Trustee, by deed of record in Book 7831, page 863, said Register's Office. The addresses of said properties are 409, 411, 413 and 415 Leisure Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said above described real estate together with all improvements thereon, unto the Second Party, its heirs and assigns, in fee simple forever, and in bar of all rights of equity of redemption, statutory right of redemption and homestead.

And the First Party, as Substitute Trustee, does hereby transfer assign and set over unto the Second Party, all of the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as he is authorized to do as Trustee, but not further or otherwise, and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, the said First Party has set his hand and seal on this the day and date first above written.

ELBERT L. WILLSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ELBERT L. WILLSON, III, the within named bargainor, with whom I am personally acquainted, and who acknowledged himself to be the Substitute Trustee under that certain Deed of Trust recorded in Trust Book 7479, pages 321-324, in the Register's Office of Davidson County, Tennessee, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 12TH day of September, 1989.

Notary Public

My Commission Expires:

3/22/93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $247,445.00.

Affiant (Atty for Grantee)

Sworn to and subscribed before me this the 12TH day of September, 1989.

Notary Public

My Commission Expires:

11-10-91

65651

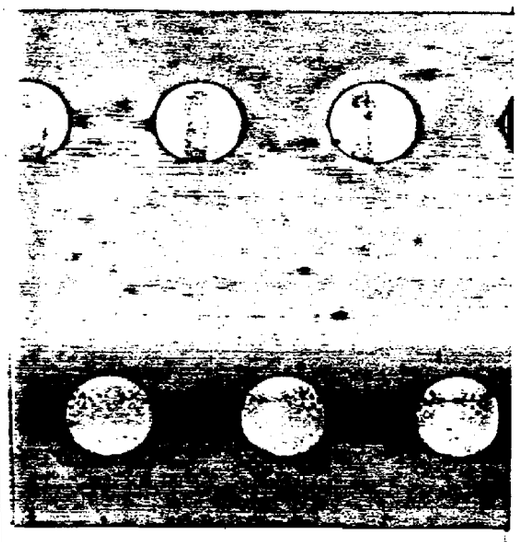
IDENTIFICATION REFERENCE

SEP 13 2 39 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

4133 09/13 0101 03CHECK 826.42





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

RECEIVED OF _____

FOR _____

BOOK 7937 PAGE 14

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 247445.00
CON TX 806.42
ERR CO
CON TX 806.42-
~~CON TX 816.42~~
~~PRFEE 1.00~~
MDEED 9.00
TOTAL 826.42
CHECK 826.42

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/89 01 14:40 0001 4133

6.5.6 5 1.

IDENTIFICATION REFERENCE

SEP 13 2 39 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 248129