THIS INSTRUMENT PREPARED BY:
Patricia Spicer Carden
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, TN 37027

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 8th day of July, 1985, Hunter Short was named Trustee in an Installment Deed of even date executed by Joseph D. McClanahan, Jr. conveying to him as Trustee the real estate hereinafter described, said Installment Deed being executed to secure the payment of $11,000.00 principal, together with interest on the unpaid balance, said Installment Deed being recorded in Book 6602, page 108, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Real Security, Inc. was appointed Substitute Trustee under the said Installment Deed at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Substitue Trustee in said Installment Deed, advertised the said real estate as required by law and by the terms of said Installment Deed, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and homestaed as provided in said Installment Deed.

PURSUANT to said advertisement, on September 14, 1989, at 10:30 A.M., at the front door of the Courthouse in Davidson County, Tennessee it, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the hereinabove mentioned equities, as provided in said Installment Deed, at which time George Margrave submitted the highest and best bid in the amount of $6,608.85 cash to be applied to the debt, $575.00 cash to be applied to costs, and $7,790.00 cash to be applied to back payments on the first mortgage and subject to the balance of the existing first mortgage.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Substitute Trustee, does hereby sell and convey to George Margrave, his successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 16 on the plan of Fairlane Park of record in Book 2331, page 108, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 16 fronts together 293.70 feet on the northerly side of Tusculum Road, and runs back a total of 316.70 feet on the west line and 400.0 feet on the east line to a line in the rear which measures 199.1 feet thereon.
>
> Being the same property conveyed to Child Care Learning Centers of America by deed from Joseph D. McClanahan, Jr., a single person, of record in Book 6602, page 108, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 338 Tusculum Road, Nashville, TN 37211.

Real Security, Inc., Substitute Trustee, conveys to George Margrave all rights conveyed to it as said Substitute Trustee in said Installment Deed, including such covenants and warranties as it, as such Substitute Trustee, may lawfully make, all its actions in the premises being solely as such Substitute Trustee and not otherwise, under the power vested in it under said Installment Deed hereinabove referred to and not individually.

WITNESS its hand at Nashville, Tennessee, this 14th day of September, 1989.

Real Security, Inc.

By: _____
Patricia Spicer Carden,
Secretary-Treasurer

6987.2

IDENTIFICATION REFERENCE

SEP 28 2 59 PM '89

RUSH

CORPORATE ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesiad, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Secretary-Treasurer of Real Security, Inc., a corporation, and that she, as such Secretary-Treasurer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary-Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this 28 day of September, 1989.

Notary Public

My Commission Expires: 11 January 1992

Address of New Owner	Send Tax Bills to/ Mortgagee is:	Map-Parcel Number
George Margrave 1100 Kermit Drive Suite 202 Nashville, TN 37217	Fidelity Federal Savings & Loan Association 401 Union Street Nashville, TN 37219	Map 162-1 Parcel 19 5DU-42411

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

Affiant

Subscribed and sworn to before me this the 28 day of September, 1989.

Notary Public

My Commission Expires: 11 January 1992

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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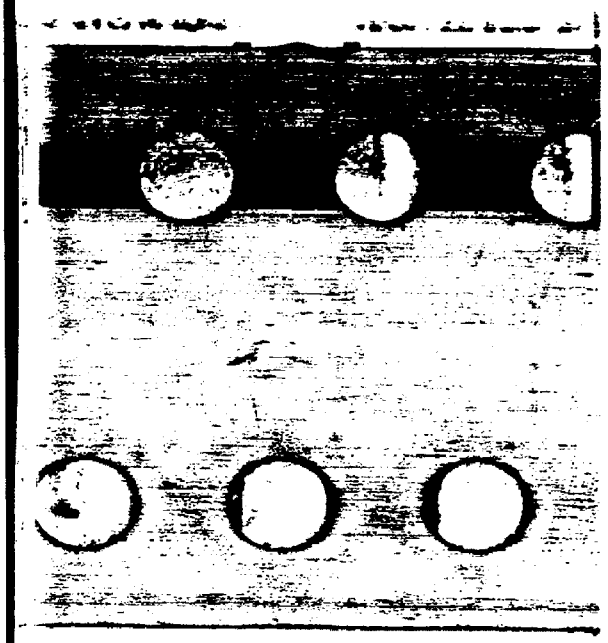
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 55000.00
CON TX 181.50
PRFEE 1.00
WDEED 6.00
TOTAL 188.50
CHECK 188.50

09/28/89 01 14:59 0001 9123

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6987.2

IDENTIFICATION REFERENCE

SEP 28 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253061