SUBSTITUTE TRUSTEE'S DEED

Name & Address of Owner(s):	Mortgagee:	Property Tax Info:
Larry & Brenda Swiger 178 Bass Drive Mt. Juliet, TN 37122	None	Map: 15-14 Parcel: 74 Field Book:

THIS INDENTURE is made on this the 29th day of September, 1989. from James D. Lane, II, Trustee (the "Trustee"), to Larry Blane Swiger and wife, Brenda D. Swiger ("Buyers").

WHEREAS, Johnnie H. Woelk and wife, Debra A. Woelk, pursuant to a Deed of Trust dated December 16, 1983 and recorded in Book 6202, page 880, Register's Office for Davidson County, Tennessee, conveyed to William D. Castleman, Trustee, the hereinafter described property to secure the payment of a Promissory Note described in said Deed of Trust, which Promissory Note is presently held and owned by Larry Blane Swiger and wife, Brenda D. Swiger.

WHEREAS, default was made in the payment of the indebtedness secured by the Deed of Trust, and the owner and holder of said Note elected to declare the entire amount of said indebtedness immediately due and payable; and

WHEREAS, the undersigned James D. Lane, II was appointed Substitute Trustee in place and instead of William A. Castleman, said appointment being set forth in Book 7928, page 19, Register's Office for Davidson County, Tennessee; and

WHEREAS, the owner and holder of said Note instructed the Substitute Trustee to advertise and sell the property conveyed in said Deed of Trust, in order to satisfy said indebtedness and the costs of foreclosure, in accordance with said Deed of Trust; and

WHEREAS, the Substitute Trustee advertised said property for sale in accordance with said Deed of Trust, by causing an advertisement of Trustee's Sale to be published in the Nashville Record on September 14, September 21, September 28, 1989, which advertisements stated that the hereinafter described property would be offered for sale on Friday, September 29, 1989 at 3:00 p.m., at the south front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, to the highest and best bidder for cash.

WHEREAS, pursuant to and in accordance with said advertisement, the Substitute Trustee personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was a bid of $8,653.73 by Buyer(s), and said property was thereupon sold to Buyer(s).

NOW, THEREFORE, for and in consideration of the premises and the sum of $8,653.73 in hand paid by Buyer(s), I, James D. Lane, II, Substitute Trustee, have this day bargained and sold and do hereby transfer and convey unto Buyer(s), their heirs and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 34 on the Plan of Williams Hills, Section 2, as of record in Book 4460, page 62, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said Lot.

TO HAVE AND TO HOLD said property to the Buyer(s), their heirs and assigns, forever, and in bar of homestead, dower, equity of redemption, and the statutory right of redemption, and all other exemptions, all of which were expressly waived in said Deed of Trust. This conveyance is subject to any and all unpaid taxes that may be a lien against the property, including property taxes for the year of 1989, and subject to any and all other liens, easements, restrictions, encumbrances, or other matters which may take priority over said Deed of Trust. This sale is also subject to any matter that an accurate survey of the premises might disclose.

And, I James D. Lane, II, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to said property against the lawful claims of all persons claiming by, through or under me as Trustee, but no further or otherwise, it being my intention only to convey to Buyer(s) such title as I received in said property as Substitute Trustee in said Deed of Trust.

WITNESS MY HAND this the 29th day of September, 1989.

JAMES D. LANE, II

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the under signed authority, a Notary Public in and for said County and State, the within named, James D. Lane, II Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS may hand and official seal at office, this 29th day of September, 1989.

Notary Public

My Commission Expires:

7/24/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property herein transferred, whichever is greater is $ 8,653.73 .

Affiant

Subscribed and sworn before me, this the 29th day of September, 1989

Notary Public

My Commission Expires:

7/24/93

This Instrument Prepared by:

James D. Lane, II, Esquire
303 Church Street, Suite 101
Nashville, TN 37201

Mail

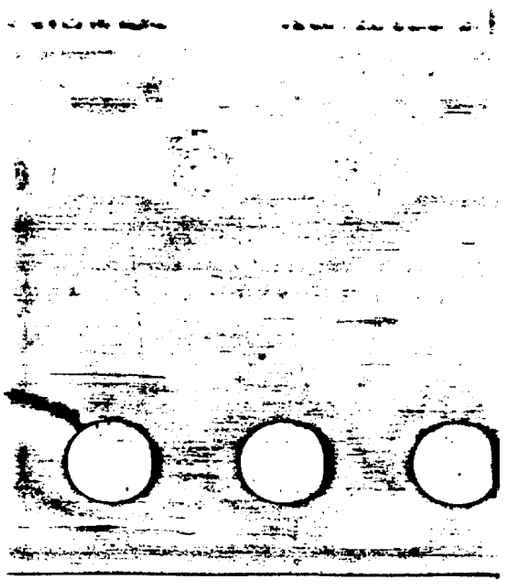
7174 T.

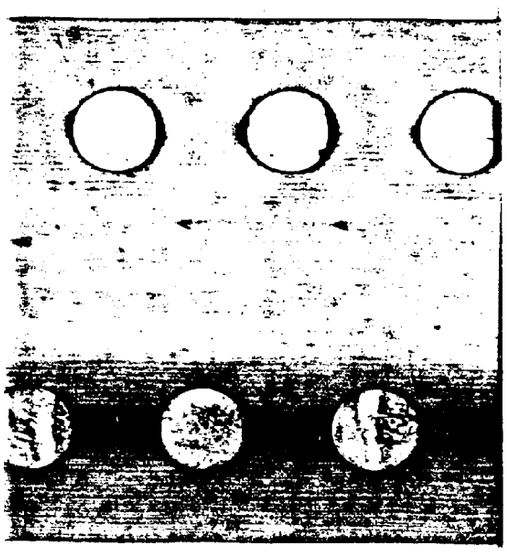
IDENTIFICATION REFERENCE

OCT 4 10 04 AM '89

DAVIDSON COUNTY, TN

3026 10.04 OCT 89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7954 PAGE 641

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 8653.73
				CON TX 28.71
				PRFEE 1.00
				WDEED 9.00
				TOTAL 38.71
				CHECK 38.71
10/04/89	01			16:05 0001 3026

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.7.4.7.

IDENTIFICATION REFERENCE

OCT 4 4 04 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 255234