ADDRESS NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY:
First Cumberland Bank 601 North Gallatin Rd. Madison, TN 37015	Same	Samuel A. Baron Attorney at Law 405 Two Mile Pike Goodlettsville, TN 37072

6657 11/22 0101 03CHECK 252.55

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 12, 1989, of record in Deed Book 7751, Page 243, Register's Office for Davidson County, Tennessee, Jimmy Larkin and wife, Judy Larkin, conveyed certain real property therein described to Richard Steven Willis, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated October 4th, 1989, Ingram & Lowe was appointed Substitute Trustee to serve in the place and stead of Richard Steven Willis, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 7954, Page 524, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on October 26, 1989, and thereafter on November 2, 1989, and November 9, 1989, which notice of sale advertised the sale of the property hereinafter described for November 16, 1989, at 1:00 P.M.; and

WHEREAS, on November 16, 1989 at 1:00 P.M., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, subject only to liens, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Substitute Trustee having received a bid of Seventy Three Thousand Five Hundred Seven and 79/100 Dollars ($73,507.79), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe, Substitute Trustee, does hereby bargain, sell, transfer and convey unto First Cumberland Bank, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

BEING Tract No. 1, the easterly 232 feet of the Resubdivision of Lot No. 21 on the Plan of the Resubdivision of Dixie Pure Food Co.'s Subdivision, 11th District, formerly 19th, as of record in Book 421, Page 30, Register's Office for Davidson County, Tennessee, described according to a Mortgage Loan Inspection made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated December 5, 1984, File No. W-46105-L, as follows:

83977

IDENTIF. REFERENCE

Nov 22 9 36 AM '89

FEE

BEGINNING at the Southeast corner of Lot No. 21; thence, along the North margin of Pierce Road (formerly Woods Avenue), North 71 degrees West 232 feet, more or less, to the Southeast corner of Tract No. 2; thence, along the East line of Tract No. 2, North 2 degrees 05' East 581.8 feet, more or less, to the South margin of the L & N Railway right-of-way; thence, along said right-of-way, North 48 degrees East 299.4 feet, more or less, to the Northeast corner of said Lot No. 21; thence, South 1 degree 30' West 852 feet, more or less, to the point of beginning, containing 3.30 acres, more or less.

BEING the same property conveyed to Jimmy Larkin and wife, Judy Larkin, by Deed from Mary Nell Lee Dean and husband, Will Reese Dean, of record in Book 6345, Page 742, Register's Office for Davidson County, Tennessee.

ITEM NO. 5

BEGINNING at the Southeast corner of Lot No. 21; thence, along the North margin of Pierce Road (formerly Woods Avenue), North 71 degrees West 232 feet, more or less, to the Southeast corner of Tract No. 2; thence along the East line of Tract No. 2, North 2 degrees 05' East 581.8 feet, more or less, to the South margin of the L & N Railway right-of-way; thence, along said right-of-way, North 48 degrees East 299.4 feet, more or less, to the Northeast corner of said Lot No. 21; thence, South 1 degree 30' West 852 feet, more or less, to the point of beginning, containing 3.39 acres, more or less.

BEING the same property conveyed to Jimmy Larkin and wife, Judy Larkin, by Deed from Mary Nell Lee Dean and husband, Will Reese Dean, of record in Book 6345, Page 742, Register's Office for Davidson County, Tennessee.

This is improved property known as 1223 Pierce Rd., Madison, TN 37115.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

Ingram & Lowe, as Trustee, do hereby transfer, assign and set over unto said First Cumberland Bank, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 17th day of November, 1989.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

BY: Samuel A. Baron
Samuel A. Baron
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of November, 1989, before me personally appeared Samuel A. Baron, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

My Commission Expires: 5-20-92

Rebecca A. Wiggs
Notary Public

REBECCA A. WIGGS NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $ 73,507.79 . This is equal to or greater than the property would bring at a fair and voluntary sale.

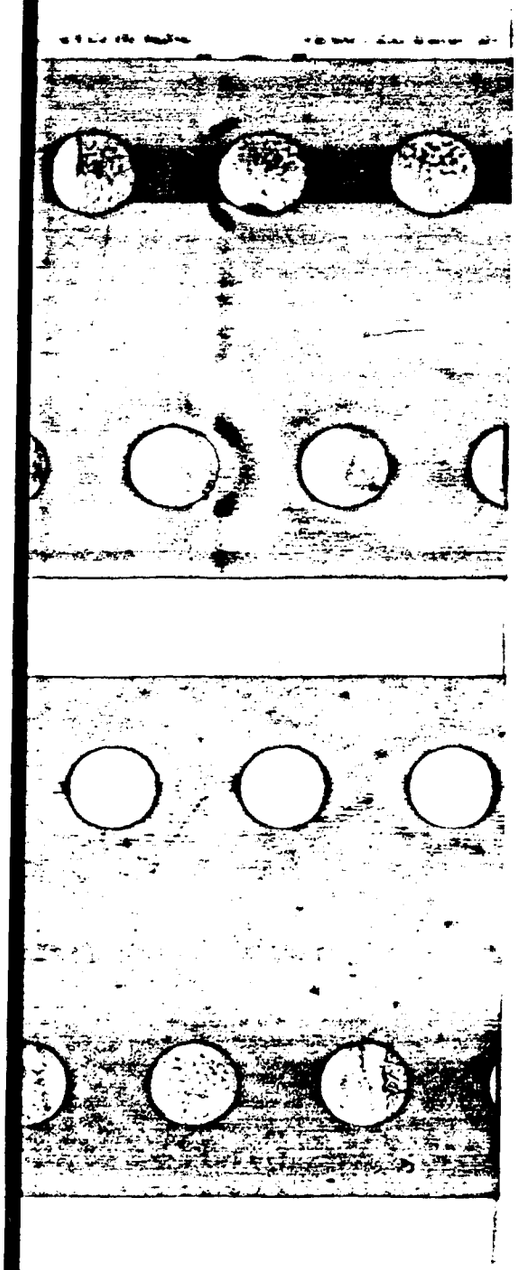
Samuel A. Bass
AFFIANT

Sworn to and subscribed before me this 17th day of November, 1989.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

REBECCA A. WIGGS NOTARY PUBLIC DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7989 PAGE 496

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 73507.79
CON TX 242.55
PRFEE 1.00
WDEED 9.00
TOTAL 252.55
CHECK 252.55

11/22/89 01 09:37 0001 6657

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 9 7 7

IDENTIF. REFERENCE

Nov 22 9 36 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 269459