This Instrument Prepared By:
William R. O'Bryan, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Resolution Trust Corporation as
Conservator for Republic Bank
for Savings, N.A.
P.O. Box 13889
Jackson, Missippi 39236-3889

Map 104-2
Parcels 252, 253 and 255

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated March 4, 1987, to Philip K. Shunk, Trustee, executed by David Northcutt, Trustee, as same appears of record in Book 7158, page 704, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Philip K. Shunk, as Trustee under said Deed of Trust and has nominated and appointed William R. O'Bryan, Jr. as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 7958, page 624, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said William R. O'Bryan, Jr., Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on October 19, 1989, and subsequent insertions appearing on October 26, 1989, and November 2, 1989, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 28, 1989, at 10:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Resolution Trust Corporation as Conservator for Republic Bank for Savings, F.A. at and for the sum of THREE HUNDRED FIFTY-ONE THOUSAND and NO/100 ($351,000.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Resolution Trust Corporation as Conservator for Republic Bank for Savings, F.A., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, William

R. O'Bryan, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Resolution Trust Corporation as Conservator for Republic Bank for Savings, F.A., its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

TRACT NO. 1:

LAND in Davidson County, Tennessee, being Lot No. 17 in A. W. Will's Subdivision of Lot No. 40 in the Boyd Cockrill Spring Tract of record in Book 57, page 114, Register's Office for said County.

SAID Lot No. 17 fronts 50 feet on the north side of Poston Avenue and runs back northwardly between parallel lines 140 feet to an alley.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Will's Subdivision of Lot No. 40 of the Boyd Cockrill Spring Tract as of record in Book 57, page 114, Register's Office for said County.

SAID Lot No. 16 fronts 50 feet on the northerly side of Poston Avenue and runs back between parallel lines 140 feet to an alley.

TRACT NO. 3:

BEING Lot No. 18 on the Plan of A. W. Wills Subdivision of Lot No. 40 Boyd Cockrill Spring Tract, of record in Book 57, page 114, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 50 feet on the northerly side of Poston Avenue, and extends back between parallel lines 140 feet on its easterly line and 125 feet on its westerly line to Euclid Avenue.

TRACT NO. 4:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Wills' Subdivision of Lot No. 40 of the Boyd Cockrill Spring Tract, as of record in Book 57, page 114, Register's Office for said County, described as follows:

BEGINNING at the northeast corner of Poston Avenue and 31st Avenue North, formerly Euclid Avenue; thence with the northerly margin of Poston Avenue, easterly 71½ feet to the corner of Lots Nos. 18 and 19; thence at right angles, northerly with the line between said two lots to the easterly margin of 31st Avenue North; thence with said Avenue in a southerly direction 122½ feet to the beginning.

Being the same property conveyed to David Northcutt, Trustee with full power, by deed from The Richter Company and Harlon-East Properties, Inc., of record in Book 7158,

page 700, Register's Office for Davidson County, Tennessee.

This is improved property known as 3010, 3014 and 3016, Posten Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Resolution Trust Corporation as Conservator for Republic Bank for Savings, F.A., its successors and assigns, in fee simple forever, to whom the said William R. O'Bryan, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, William R. O'Bryan, Jr., as Substitute Trustee, has executed this instrument on the 28th day of November, 1989.

William R. O'Bryan, Jr.
WILLIAM R. O'BRYAN, JR.
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William R. O'Bryan, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 28th day of November, 1989.

Cheryl L. Tantlinger
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 1-23-93

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $351,000.00.

William L. Byrd, Jr.
Affiant

Sworn to and subscribed before me, this 28th day of November, 1989.

Cheryl L. Chatteaux
Notary Public

My commission expires: 1-23-93

8 5 5 3 8

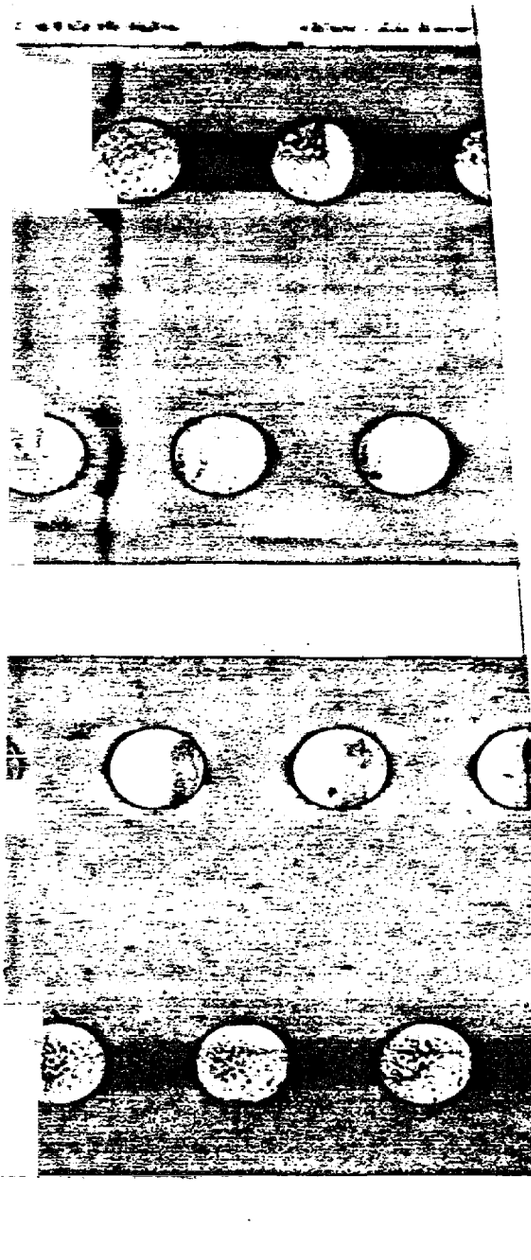
IDENTIF. REFERENCE

Nov 29 4 26 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8553 11/29 0101 03CHECK 1171.30

5:MJP1116892.WP



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

RECEIVED OF _____

FOR _____

BOOK 7994 PAGE 463

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 351000.00
CON TX 1158.30
PRFEE 1.00
WDEED 12.00
~~TOTAL 1171.30~~
~~CHECK 1171.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/29/89 01 16:25 0001 855

85538

IDENTIF. REFERENCE

Nov 29 4 26 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271331