THIS INSTRUMENT PREPARED BY: Allison G. Lucas, Attorney at Law, Sixteenth Floor, First American Center, Nashville, Tennessee 37237-1607

Address of New Owners:
Margaret N. Whitfield
and Brad Whitfield, as
Tenants in Common
212 River Oaks
Brentwood, TN 37027

Send Tax Statements To:
Same

Map & Parcel:
118-9-60.00

BOOK 8021 PAGE 340

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated October 7, 1986, executed by James R. Moore, which is recorded in Book 7021, Page 458, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Substitute Trustee by an instrument of record in Book 8000, Page 193, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, I, Guaranty Title Company, Substitute Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, January 5, 1990, at the Front Door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, I, Guaranty Title Company, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty Thousand and No/100 Dollars ($30,000.00) by Margaret N. Whitfield and Brad Whitfield, as Tenants in Common and said property was knocked off and sold to Margaret N. Whitfield and Brad Whitfield, as Tenants in Common.

NOW THEREFORE, in consideration of the premises and the sum of Thirty Thousand and No/100 Dollars ($30,000.00) cash in hand paid by Margaret N. Whitfield and Brad Whitfield, as Tenants in Common, I, Guaranty Title Company, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to Margaret N. Whitfield and Brad Whitfield, as Tenants in Common, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> Land in the 7th Civil District of Davidson County, Tennessee, being the southerly 125 feet on the westerly part of Lot No. 28 on the Plan of Leonte Subdivision of Lots Nos. 17, 18, 19, 24, 25, and 26 in Noelton, not of record, described as follows:
>
> BEGINNING at the northeast corner of Granny White Road and Woodmont Avenue; thence with the easterly margin of the Granny White Road, northwardly 125 feet to a point 78 feet south of the southwest corner of lot no. 1; thence eastwardly and at all points 76 feet south of the southerly line of lot no. 1, a

distance of 185 feet, more or less to a point 16 feet west of the westerly line of Lot No. 27; thence southwardly and parallel with the westerly line of Lot No. 27, a distance of 125 feet to the northerly margin of Woodmont Avenue, thence with said Avenue, westwardly 180 feet to the beginning.

Being the same property conveyed to James R. Moore, Unmarried, by deed from Willie Mae Chandler, Unmarried, of record in Book 5301, Page 982, Register's Office for Davidson County, Tennessee.

And I covenant with the said Margaret N. Whitfield and Brad Whitfield, as Tenants in Common, that I am lawfully seized and possessed of said real and personal property as Substitute Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real and personal property to Margaret N. Whitfield and Brad Whitfield, as Tenants in Common, its successors and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Margaret N. Whitfield and Brad Whitfield, as Tenants in Common, no greater title in the subject real property than I received as Trustee.

Witness my hand this 5th day of January, 1990.

Allison G. Lucas
Vice President of
Guaranty Title Company
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Allison G. Lucas, Substitute Trustee, with whom I am personally acquainted, the within named bargainor, and who acknowledged that she executed the foregoing instrument for the purposes therein contained. Witness my hand and seal at Nashville, Tennessee, this 5th day of January, 1990.

NOTARY PUBLIC

My Commission Expires:
March 27, 1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $30,000.00.

Allison G. Lucas
Affiant

Subscribed and sworn to before me, this the 5th day of January, 1990.

Notary Public

My Commission Expires:

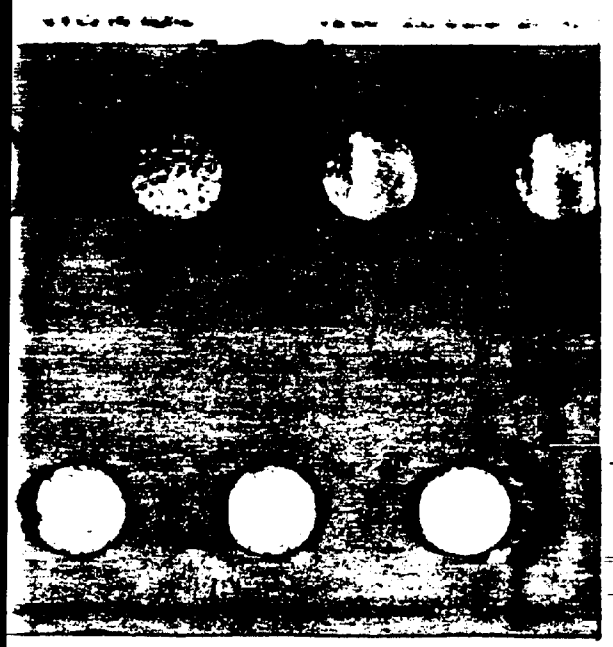
March 27, 1993

9 4 6 8 7

IDENTIFI REFERENCE

Jan 8 1 34 PM '90

DAVIDSON COUNTY, TN



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

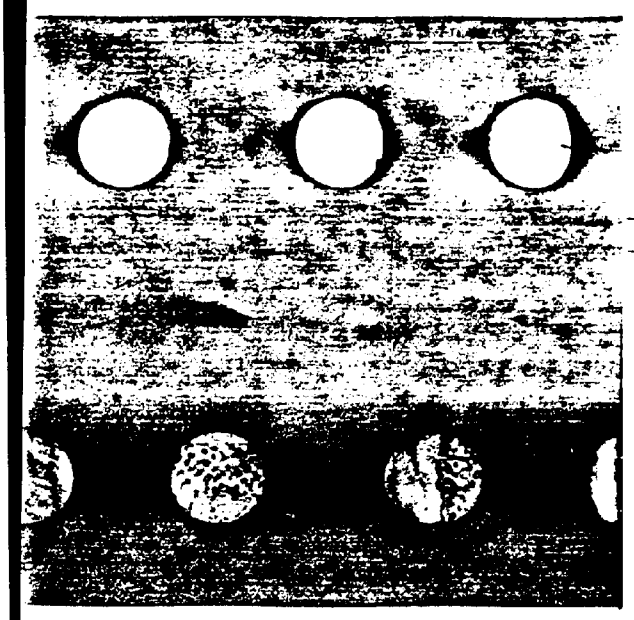
RECEIVED OF _____

FOR _____

BOOK 8021 PAGE 343

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT 30000.00	
			CON TX 99.00	
			PRFEE 1.00	
			WDEED 9.00	
			TOTAL 109.00	
			CHECK 109.00	
01/08/90	01		13:35 0001 1107	



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9468.1

IDENTIFICATION REFERENCE

JAN 8 1 34 PM '90

DAVIDSON COUNTY, TN

No. 282248