THIS INSTRUMENT PREPARED BY:
GERALD D. NEENAN, ESQUIRE
SUITE 800, NOEL PLACE
200 FOURTH AVENUE, NORTH
NASHVILLE, TENNESSEE 37219

Map Parcel Numbers 53-12-146; 53-12-187

SEND TAX BILL TO:
Buyer
210 32nd Street
Old Hickory TN.
37138

SUBSTITUTE TRUSTEE'S DEED

BOOK 8025 PAGE 129

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Commercial Loan Deed of Trust Assignment of Rents and Security Agreement dated may 31, 1984 to J. Murray Milliken, Trustee, executed by Rick Knapp and wife, Robin Knapp, as same appears of record in Book 6304, page 933, Register's Office for Davidson County, Tennessee (hereinafter the "Deed of Trust");

WHEREAS, the lawful owner and holder of said indebtedness has replaced J. Murray Milliken as Trustee, under said Deed of Trust, and has nominated and appointed Gerald D. Neenan as Substitute Trustee, pursuant to the terms of said Deed of Trust, which Appointment of Substitute Trustee is of record in Book 8005, Page 947, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Gerald D. Neenan, 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 Deed of Trust 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 in December 21, 1989 and subsequent insertions appearing on December 28, 1989 and January 4, 1990, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 12, 1990 at 11:30 a.m., being the time and at the south 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 Deed of Trust and the 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 Jack T. Pitt and wife, Betty C. Pitt, at and for the sum of Three Hundred Fifty Thousand Dollars and NO/100 ($350,000.00); 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 (net of the prior encumbrances that this conveyance is subject to) being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Jack T. Pitt and wife, Betty C. Pitt, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Gerald D. Neenan, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Jack T. Pitt and Betty C. Pitt, their successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and the State of Tennessee, to wit:

TRACT I:

Land in Davidson County, Tennessee, being part of Lot No. 1 of Section II, on the Map of the Life & Casualty Insurance Company's Subdivision of the Dabbs & Elliott Property, as of record in Book 843, Page 56, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southeasterly margin of 32nd Street at the northwesterly corner of the property conveyed to Ogle Jones, by deed from J.E. Clay and wife, as of record in Book 1031, Page 302, Register's Office for said County; said point being 130 feet from the intersection of 32nd Street and Pitts Avenue; thence along the margin of the Jones Property in a southeasterly direction 100 feet; thence in a northeasterly direction 30 feet; thence in a

southeasterly direction 79 feet to a point in the line between Lots 1 and 2, said point being 100 feet from the margin of Pitts Avenue; thence along the dividing line of Lots 1 and 2 in a southwesterly direction 319.6 feet to the southeasterly corner of a part of Lot 1 conveyed to Robert C. Nixon, as of record in Book 2546, Page 215; thence with Nixon's line in a northwesterly direction, 179 feet to a point in the southeasterly margin of 32nd Street; thence along the margin of said Street in a northeasterly direction 289.1 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being Lots Nos. 11 and 12 of Block 7 of Dabbs and Elliott's Subdivision, as of record in Book 547, Page 97, Register's Office for said County.

Said Lots Nos. 11 and 12 front jointly 100 feet on the northerly margin of 32nd Street and run back between parallel lines measuring 144 feet to a dead line in the rear measuring 100 feet.

Being the same property conveyed to Rick Knapp and wife, Robin Knapp by deed from Jack T. Pitt and wife, Betty C. Pitt of record in Book 6304, Page 930, Register's Office for Davidson County, Tennessee.

This is improved property known as 210 32nd Street, Old Hickory, Tennessee 37138.

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 Jack T. Pitt and wife, Betty C. Pitt, their successors and assigns, in fee simple forever, to whom the said Gerald D. Neenan, Substitute Trustee, warrants the title to the aforesaid 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, Gerald D. Neenan, as Substitute Trustee, has executed this instrument on the 12th day of January, 1990.

GERALD D. NEENAN, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, of the State and County aforesaid, Donald D Pelnar, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 12th day of January, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/27/91

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 Five Hundred Thousand Dollars ($500,000.00).

AFFIANT

Sworn to and subscribed before me this the 12th day of January, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/27/91

LCM/MILLIKEN.STD

96111 0

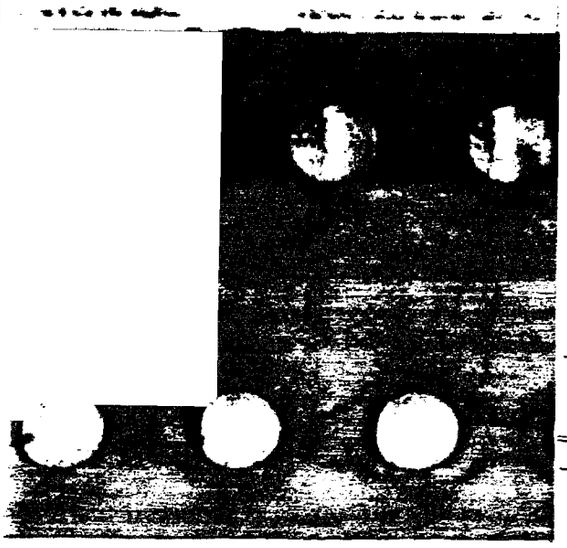
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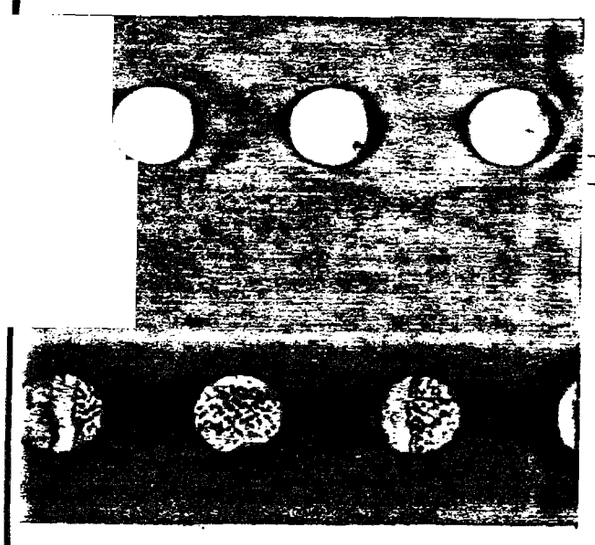
JAN 12 2 30 PM '90

FELIX Z. WILSON CLERK & MASTER
DAVIDSON COUNTY, TN

RECEIVED

SEP 7 97 12 01 33CHECK 1663.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8025 PAGE 133

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	
				500000.00
			CON TX	1650.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1663.00
			CHECK	1663.00
01/12/90	01		14:30 0001	2819

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6 1:1 0.

IDENTIFI REFERENCE

JAN 12 2 30 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 283933