fld 61

ADDRESS OF NEW OWNER:

BarclaysAmerican/Mortgage
Corporation
P.O. Box 30637
Charlotte, N.C. 28230

SEND TAX BILL TO:
same

MAP: 150
PARCEL: 91
150 · 241
150 · 93

BOOK 8043 PAGE 397

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into on this 9th day of February, 1990, by and between Kenneth M. Ballew, Substitute Trustee, as appointed Substitute Trustee by instrument of record in Book 8023, Page 56, at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and BarclaysAmerican/Mortgage Corporation, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated September 23, 1987 and of record in BOOK 7361, PAGE 98, in the Register's Office for Davidson County, Tennessee, Pan American Construction Company conveyed to Kenneth N. Eller, TRUSTEE to secure to BarclaysAmerican/Mortgage Corporation the payment of one note in the amount of $879,800.00.

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by the said DEED OF TRUST, the PARTY OF THE FIRST PART did, by publication in The Nashville Record advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at the south door of the Court House in Nashville, Davidson County, Tennessee, after receiving competitive bids, sold said property to BarclaysAmerican/Mortgage Corporation, at the price of $627,000.00 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $627,000.00 cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, forever, the following described tract or tracts of land, to wit:

(See Exhibits A,B & C attached.)

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto Party of the Second Part, its/their successors/heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of equity of redemption, and deeds of trust, if any. This conveyance is expressly subject to the applicable recorded restrictions, covenants, bylaws and recorded plans of Jamestown Estates.

PARTY OF THE FIRST PART, as Substitute Trustee does hereby transfer, assign and set over unto Party of the Second Part all of the covenants and warranties contained in the aforesaid deed of trust and does hereby warrant the title as fully as he is authorized to do as trustee but not further or otherwise. WITNESS MY HAND this 9th day of February, 1990.

BY: _____
Kenneth M. Ballew,
Substitute Trustee

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth M. Ballew the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9th day of February, 1990.

Commission Expires:
5-8-91

_____
Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transaction, or its value is $627,000.00.

_____
Affiant

Subscribed and sworn to be before me this 9th day of February, 1990.

Commission Expires:
5-8-91

_____
Notary Public

Prepared by:
Walt, Dyer & James, Attys.
Suite 130, One Burton Hills Blvd.
Nashville, TN 37215

EXHIBIT A
PROPERTY DESCRIPTION TRACT "A"

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, formerly the Second Civil District of Davidson County, Tennessee and being Parcel (93) on Tax Map 150 and being more particularly described as follows:

Beginning at an iron pin set at the northwest corner of Parcel (94) on Tax Map 150, also being the southwest corner of the herein-described tract; said point being N3°53'36"E, 492.8 feet from an existing concrete monument on the northerly right-of-way line of Hamilton Chuch Road as measured along the common line of Parcels (94) and 95 on Tax Map 150; thence,

1. With the common line of the herein-described tract (Parcel 93) and Parcel 95, owned by Barbara Grace by deed recorded in Book 4928, Page 237, R.O.D.C., Tennessee N4°09'58"E, 1492.44 feet to an existing concrete monument in the south line of Parcel (39), owned by Sam A. Hall by deed recorded in Book 5187, Page 752, R.O.D.C., Tennessee; thence,

2. With the south line of Parcel (39) (an old fence line) S86°53'13"E, 50.80 feet to an existing buggy axle; thence,

3. N76°45'45"E, 132.00 feet to an existing iron pin by a 12-inch elm; thence,

4. S80°19'41"E, 69.00 feet to an iron pin set at the northwest corner of Parcel (241), owned by Ronnie E. Butler by deed recorded in Book 6990, Page 832, R.O.D.C., Tennessee; thence,

5. With the westerly line of Butler S3°38'32"W, 1527.77 feet to an iron pin set by a corner post at the northeast corner of Parcel (92), owned by Pearl G. Cantrell by deed recorded in Book 6458, Page 666, R.O.D.C., Tennessee; thence,

6. With the north line of Parcels 92 and 94 (both owned by Cantrell) N85°30'31"W, 259.40 feet to the point of beginning and containing 382,304 square feet or 8.777 acres.

Being the same property conveyed to Pan American Construction Company by deed from E.F.G.G., Inc. of record in Book 7361, page 94, Register's Office Davidson County, Tennessee.

1886 02/09 0101 03CHECK 2088.10

13. With said new line S46°48'49"W, 70.30 feet to a point; thence,

14. With said new line S18°57'30"W, 63.70 feet to a point; thence,

15. With said new line S22°47'16"E, 118.41 feet to a point; thence,

16. With said new line and a curve to the right (radius 151.58 feet) southwesterly a distance of 41.97 feet to a point in the original property line of Parcels 90 and 241, said curve has a chord bearing and distance of S68°21'14"W, 41.84 feet; thence,

17. With said original property line S4°14'44"W, 195.66 feet to a point; thence,

18. Leaving said original property line and with a new line S29°06'04"E, 70.89 feet to a point; thence,

19. Continuing with said new line S28°08'27"W, 120.00 feet to a point; thence,

20. With said new line and a curve to the right (radius 505.60 feet) southeasterly a distance of 10.59 feet to the original property line of Parcels 90 and 241, said curve has a chord bearing and distance of S61°15'32"E, 10.59 feet; thence,

21. With said original property line S4°14'44"W, 44.59 feet to a point; thence,

22. Leaving said original property line and with a new line a curve to the right (radius 465.60 feet) southeasterly a distance of 34.84 feet to a point, said curve has a chord bearing and distance of S56°11'13"E, 34.83 feet; thence,

23. Continuing with said new line S35°57'23"W, 124.69 feet to a point in the northerly line of property owned by Don M. Brown, et ux, (common line of Tracts "A" and "B") by deed of record in Book 5134, Page 727, R.O.D.C., Tennessee; thence,

24. With the common line of Tracts "A" and "B" N85°14'15"W, 223.04 feet to an iron pin set; thence,

25. S3°40'40"W, 55.81 feet to an iron pin set; thence,

26. S4°05'07"W, 274.50 feet to an iron pin set at the beginning of a curve; thence,

27. With said curve to the left (radius 25.00 feet) southeasterly a distance of 38.97 feet to an iron pin set on the northerly right-of-way line of Hamilton Church Road and having a chord bearing and distance of S40°34'34"W, 35.146 feet; thence,

28. With the northerly right-of-way line of Hamilton Church Road N85°14'15"W, 74.71 feet to the point of beginning and containing 548,144 square feet or 12.584 acres.

Being the same property conveyed to Pan American Construction Company by deeds of record in Book 7361, page 81 and in Book 7361, page 89, Register's Office Davidson County, Tennessee.

EXHIBIT "B"
PROPERTY DESCRIPTION TRACT "B"

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being a part of Parcel 90 and 241 on Tax Map 150 and being more particularly described as follows:

Beginning at an iron pin set next to a corner post on the northerly right-of-way of Hamilton Church Road at the common corner of Parcels 150 (herein described tract) and Parcel 92 owned by Pearl Glendon Cantrell by deed recorded in Book 6458, Page 666, R.O.D.C., Tennessee said iron pin being 1,392 feet, more or less, westerly from Mt. View Road as measured along the northerly right-of-way line of Hamilton Church Road; thence,

1. Leaving said road and with the easterly line of Cantrell N4°05'07"E, 298.44 feet to an old post; thence,

2. Continuing with Cantrell (in part) and Parcel 93 owned by Percy Braddy as of record in Book 495 , Page 832, R.O.D.C., Tennessee N3°40'40"E, 1727.70 feet to an iron pin set in old fence line, south line of Parcel 39 owned by Sam A. Hall, Jr. as of record in Book 5187, Page 752, R.O.D.C., Tennessee; thence,

3. With the south line of Hall (old fence line) S80°19'41"E, 173.15 feet to an iron pin set; thence,

4. With the east line of Hall N1°34'29"E, 50.81 feet to an existing iron pin at the southwest corner of Lot No. 272, Town Village of the Country as of record in Book 5200, Page 268, R.O.D.C., Tennessee; thence,

5. With the south line of said subdivision S80°31'32"E, 155.67 feet to an iron pin set at the northwest corner of Parcel 90 owned by Land Investment & Development Corporation by deed recorded in Book 6782, Page 756, R.O.D.C., Tennessee; thence,

6. With the westerly line of Land Investment & Development Corporation S4°14'44"W, 467.53 feet to a point; thence,

7. With a new line S29°27'08"W, 199.11 feet to a point; thence,

8. Continuing with said new line, S57°07'12"E, 120.07 feet to a point; thence,

9. Continuing with said new line and with a curve to the right (radius 175.26 feet) southwesterly a distance of 37.28 feet to a point in the original property line of Parcel 90 and 241, said curve has a chord bearing and distance of S37°50'43"W, 37.21 feet; thence,

10. With said original property line S4°14'44"W, 55.85 feet to a point; thence,

11. Leaving said original property line and with a new line and a curve to the right (radius 215.26 feet) southwesterly a distance of 26.67 feet to a point, said curve has a chord bearing and distance of S59°00'12"W, 26.65 feet; thence,

12. Continuing with said new line S27°26'51"E, 131.95 feet to a point; thence,

EXHIBIT "C" BOOK 8043 PAGE 402

"Included in the above metes and bounds descriptions contained in Exhibit A & B is Jamestown Estates of record in the Register's Office for Davidson County, Tennessee. Included in said descriptions contained in Exhibit A & B but expressly excluded from this sale and conveyance are lots 1,2,3,4,10,11, 12,14,17,21,22,32,33,37,39,40,41,44,46,47,48,49,57,70,71,72, 73 & 77 of said Jamestown Estates of record in the Register's Office for Davidson County, Tennessee."

IDENTIF. REFERENCE

FEB 9 12 13 PM '90

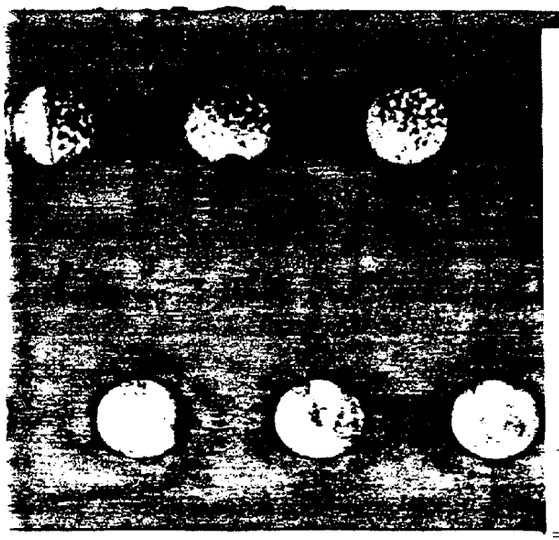
03027

Encumberances

Applicable portions of the property described in exhibits A & B are conveyed subject to:

1. Restrictive covenants of record in Book 7476, Page 643, Book 7502, Page 11, Book 7861, Page 420, Register's Office for Davidson County, Tennessee.

2. Plans of Jamestown Estates, Section One, of record in Book 6900, Page 522, Register's Office for Davidson County, Tennessee; Section 2 of record in Book 6900, Page 865; and Section 3 of record in Book 6900, Page 866, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 8043 PAGE 403

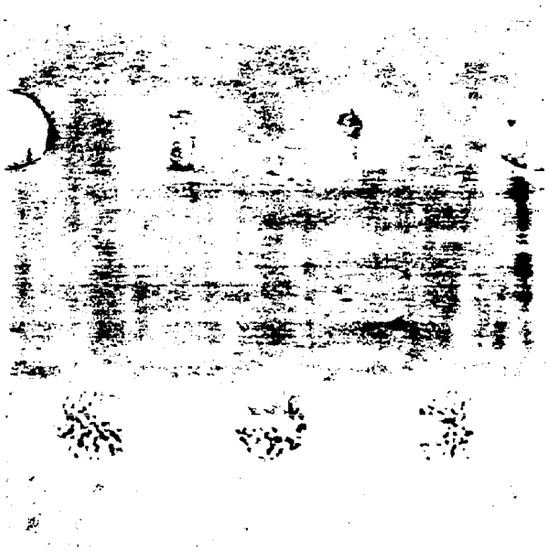
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
627000.00
CON TX 2069.10
PRFEE 1.00
WDEED 18.00
TOTAL 2088.10
CHECK 2088.10

02/09/90 01 12:12 0001 1886

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03027

IDENTIF. REFERENCE

FEB 9 12 13 PM '90

DAVIDSON COUNTY TN.

No. 291897