THIS INSTRUMENT PREPARED BY: MICHAEL W. EDWARDS, Attorney at Law
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

Mail

BOOK 8051 PAGE 521

MAP 043-05
PARCEL 157

SEND TAX BILLS TO:
First Cumberland Bank
601 N. Gallatin Road
Madison, TN 37115

DEED BY SUBSTITUTE TRUSTEE UNDER FORECLOSURE

This Deed made and entered into this 21st day of February, 1990, by and between MICHAEL W. EDWARDS, Substitute Trustee, hereinafter referred to as "PARTY OF THE FIRST PART"; and FIRST CUMBERLAND BANK, with full power to sell, convey, mortgage, encumber, transfer or otherwise deal with said property in any manner without joinder of beneficiary, hereinafter referred to as "PARTY OF THE SECOND PART."

W I T N E S S E T H :

THAT, WHEREAS, JEFFREY A. STROMATT and JONAH W. GENTRY d/b/a STROMATT/GENTRY CONTRACTORS did convey in trust to RON BUCHANAN, Trustee, upon the land hereinafter described, a Deed of Trust dated April 20, 1989, and recorded in Book 7825, page 273, Register's Office for Davidson County, Tennessee, to secure the payment of a certain note in the amount of Forty-seven Thousand Three Hundred Sixty-four and 00/100 Dollars ($47,364.00), payable to the order of FIRST CUMBERLAND BANK, all as fully set forth in said Deed of Trust, which note is now held by FIRST CUMBERLAND BANK.

THAT, WHEREAS, the indebtedness thereby secured in the above described Deed of Trust being overdue and unpaid, the holder of said indebtedness having appointed MICHAEL W. EDWARDS as Substitute Trustee of record in Book 8032, page 622, Register's Office for Davidson County, Tennessee, and having called upon the said Substitute Trustee to foreclose said Deed of Trust, said Substitute Trustee, after due advertisement as required by law, and upon the terms of the Deed of Trust, offered said land for sale at the Courthouse in Nashville, Davidson County, Tennessee, on the 21st day of February, 1990, at 12:00 noon,

Central Standard Time, when and where MICHAEL W. EDWARDS, Substitute Trustee, became the last and highest bidder at the price of Fifty Thousand Thirty-nine and 59/100 Dollars ($50,039.59).

NOW, THEREFORE, the said MICHAEL W. EDWARDS, Substitute Trustee, as aforesaid, in consideration of the premises and the said sum aforesaid, has bargained and sold, and by these presents does bargain, sell, transfer and convey unto the said FIRST CUMBERLAND BANK, their heirs and assigns, the land sold as aforesaid, the same lying and being in the County of Davidson, State of Tennessee, and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 23 of Block "B" on the Plan of Kennaston Estates, as of record in Book 843, page 83, Register's Office for Davidson County, Tennessee, to which reference is made for a more particular description.
>
> BEING the same property conveyed to Stromatt/ Gentry Contractors by deed from Randall Dunn and Barbara Dunn, of record in Book 7825, page 270, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands and premises together with all privileges and appurtenances thereunto, belonging to FIRST CUMBERLAND BANK, their heirs and assigns forever, in as full and ample a manner as the said Substitute Trustee has the power to convey the same, but the said Substitute Trustee does not warrant the title to this property in any manner whatsoever except as to his power vested to him to convey same.

IN TESTIMONY WHEREOF, the said MICHAEL W. EDWARDS, as Substitute Trustee as hereinabove stated, has hereunto set his signature the day and year first above written.

MICHAEL W. EDWARDS
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared MICHAEL W. EDWARDS, 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 purposes therein contained.

Witness my hand and seal at office in Hendersonville, Tennessee, this 21st day of February, 1990.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

09060

IDENTIF. TREFERENCE

FEB 26 8 26 AM '90

DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

I affirm and make oath that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,039.59, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

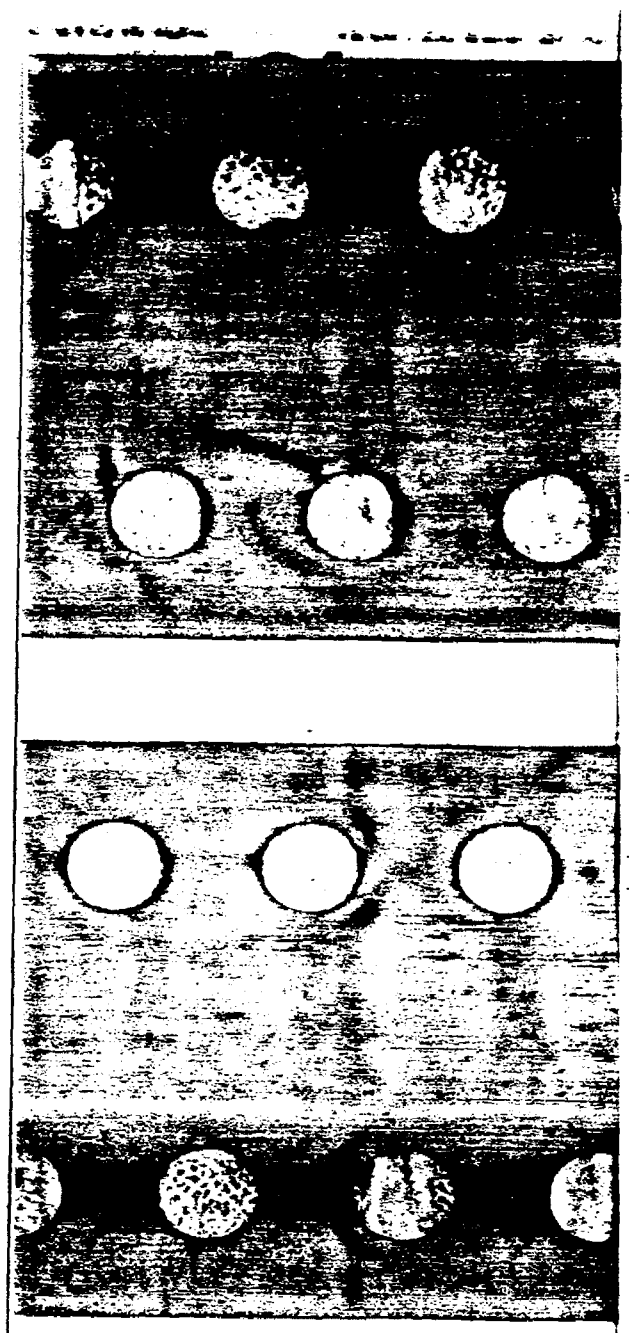
AFFIANT

Sworn to and subscribed before me, this 21st day of February, 1990.

Cindy Finch
NOTARY PUBLIC

My Commission Expires: 10/25/93

5464 02/26 0101 03CHECK 175.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 524

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	50039.69
CON TX	165.00
PRFEE	1.00
WDEED	9.00
TOTAL	175.00
CHECK	175.00

02/26/90 01 08:25 0001 5464

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08060

IDENTIF. REFERENCE

FEB 26 8 26 AM '90

DAVIDSON COUNTY TN.

No. 295432