THIS INSTRUMENT PREPARED BY:

WILLIS & KNIGHT mail
215 Second Avenue, South
Nashville, TN 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $194,847.00

Affiant
Subscribed and sworn to before me, this 28th day of March, 1990.

Notary Public

My Commission Expires: 3/11/94

SUBSTITUTE TRUSTEE'S DEED 6363 03/28 0101 03CHECK 655.84

FRANK GRACE, JR.

Successor-Trustee

to

BAILEY MORTGAGE COMPANY
200 SOUTH LAMAR STREET
JACKSON, MISSISSIPPI 39201

SEND TAX BILLS TO:

BAILEY MORTGAGE COMPANY
200 SOUTH LAMAR STREET
JACKSON, MISSISSIPPI 39201

Map # 131-6-B
Group #
Parcel # 58
Field Book # 7DA92392

IDENTIF. TREFERENCE NO. 14108

MAR 28 10 31 AM '90

DAVIDSON COUNTY TENN.

WHEREAS, Mason-Dixon Properties, Inc. executed a deed of trust on the 28th day of September, 1988, which was recorded in Deed of Trust Book 7666, page 256, and re-recorded in Book 7693, page 841, Register's Office for Davidson County, Tennessee, conveying to R. Conner McAllister, Trustee, the property hereinafter described to secure payment to Bailey Mortgage Company, a Mississippi corporation of a promissory note referred to in said deed of trust; and

WHEREAS, pursuant to the provision of said deed of trust, the undersigned, Frank Grace, Jr. was appointed Substitute-Trustee, said appointment being dated February 23, 1990, and recorded in Record Book 8051, page 374, Register's Office for Davidson County; and

WHEREAS, default occurred in the payment of said note escribed in and secured by said deed of trust, and in accordance

with the terms and provisions thereof, all of the indebtedness was declared due and payable, and the grantor herein, as Trustee, was instructed to advertise and sell the property for the satisfaction of said indebtedness; and

WHEREAS, the sale was advertised in accordance with the terms of the deed of trust, said advertisement being made for thirty (30) days by three (3) weekly notices published in the Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the said advertisement, said sale was held at the time and place to wit: March 28, 1990 at 10:00 a.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and free from the equity of redemption and all other exemptions of every kind which are expressly waived in said deed of trust were expressly waived in said deed of trust; and

WHEREAS, the Grantee herein, Bailey Mortgage Company, being the highest and best bidder at said sale with a bid of One Hundred Ninety-Four Thousand Eight Hundred Forty-Seven and 00/100ths Dollars ($194,847.00) was duly declared the purchaser at said sale; and

WHEREAS, this deed is made in accordance with the terms and provisions of said deed of trust and the notice of sale hereinabove referred to.

NOW, THEREFORE, in consideration of the premises and the further consideration of the sum of One Hundred Ninety-Four Thousand Eight Hundred Forty-Seven and 00/100ths Dollars ($194,847.00) paid by Bailey Mortgage Company, the receipt of which is hereby acknowledged, I, Frank Grace, Jr., Substitute-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Bailey Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Burton Hills Village of Summerwind-Tract 12 as of record in Book 6250, page 811, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to R. Conner McAllister, Trustee by deed of record in Book 7693, page 841, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Bailey Mortgage Company, its successors and assigns forever as fully and completely as the Substitute-Trustee can or ought to convey under the power vested in him in said deed of trust and his appointment as Substitute-Trustee; and said Substitute-Trustee, the Grantor herein, does hereby transfer and assign to Bailey Mortgage Company, its successors and assigns all the warranties and covenants made in said deed of trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory right of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This conveyance is also subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Frank Grace, Jr., Substitute-Trustee, has hereunto set his hand this 28th day of March, 1990.

Substitute-Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

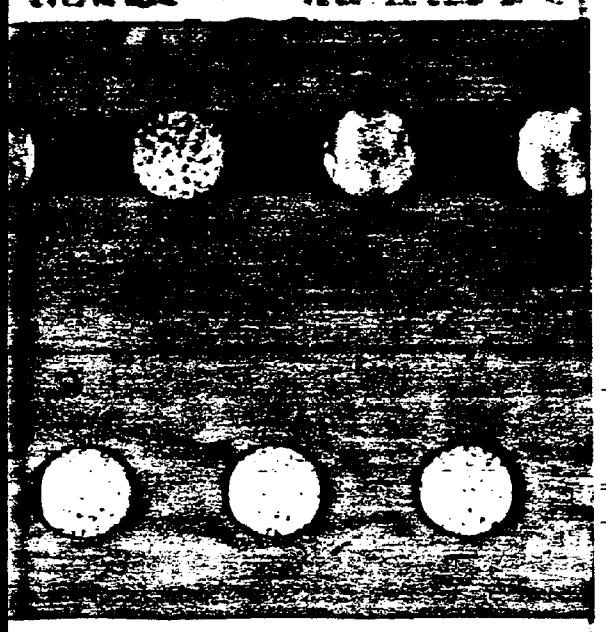
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank Grace, Jr., Substitute-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the

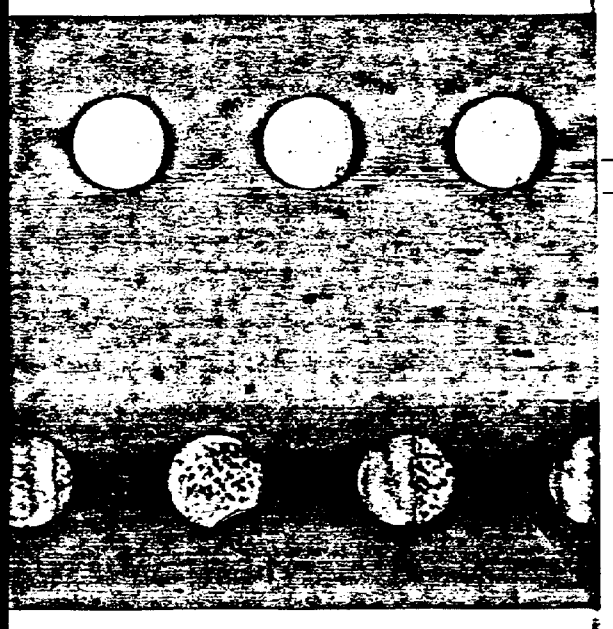
within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28th day of March, 1990.

Denise Hopson
Notary Public

My commission expires: 3/11/91





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

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 250

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 194847.00
CON TX 642.84
PRFEE 1.00
MTGFEE 12.00
TOTAL 655.84
CHECK 655.84

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/90 01 10:30 0001 6363

14108

IDENTIF. REFERENCE

Mar 28 10 31 AM '90

DAVIDSON COUNTY TN.

No. 304783