THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 GALLATIN ROAD SOUTH
MADISON, TN 37115

NAME AND ADDRESS/NEW OWNER:

CARL I. BROWN AND COMPANY
4739 Belleview
Kansas City, Missouri 64112

MAP AND PARCEL NO:

Map 149-08-0
Parcel 076.00

BOOK 8074 PAGE 917

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IS $82,604.32, THIS 23RD DAY OF MARCH, 1990.

Marcia C. Allis
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 23rd DAY OF MARCH, 1990.

Ann L. Black
NOTARY PUBLIC
MY COMMISSION EXPIRES: 5-20-92

I 4296

IDENTIF. TREFERENCE

MAR 29 8 23 AM '90

DAVIDSON COUNTY, TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, STEVEN R. BRYANT ET UX, MURIEL JUNE BRYANT, by Deed of Trust ("Deed of Trust") dated August 3, 1987, transferred and conveyed to Delta Title Company, Trustee, the property described in Exhibit "A" attached hereto ("Property"), which said Deed of Trust is of record in Book 7319, page 7, Register's Office for Davidson County, Tennessee; and

WHEREAS , a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, which said Appointment of Substitute Trustee is of record in Book 8039, page 435, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the property for sale to the highest bidder, at public outcry, free from the equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights which are expressly waived in the Deed of Trust, at twelve o'clock (noon), March 23, 1990, at the Davidson County Courthouse, Nashville, Tennessee, when and where CARL I. BROWN AND COMPANY became the last and highest bidder at the price of Eighty Two Thousand Six Hundred Four and 32/100 ($82,604.32) Dollars cash.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises stated above, Thomas M. Black, Substitute Trustee, hereby conveys the property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in a full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas M. Black, as fully as he is authorized as Substitute Trustee, and not individually or otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Real property taxes for 1990 and all future years.

2. Restrictions of record in Book 6140, page 420, Book 7351, page 614, and Book 6237, page 243, said Register's Office.

3. Exceptions to Plat of record in Book 6900, page 256, said Register's Office, which include a 20-foot minimum building setback line from Allison Court, and a public utility and drainage easement along the rear portion of the lot.

4. Any and all other restrictions or prior rights, easements, encumbrances, or liens of any nature, and any rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any state of federal governmental agency.

Words used herein indicating number or gender shall be read as context may require.

WITNESS my hand and seal, this 23rd day of March, 1990.

Thomas M. Black, Substitute Trustee
and not otherwise

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

6567 03/29 0101 03CHECK 279.58

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Black, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 23rd day of March, 1990.

notary public

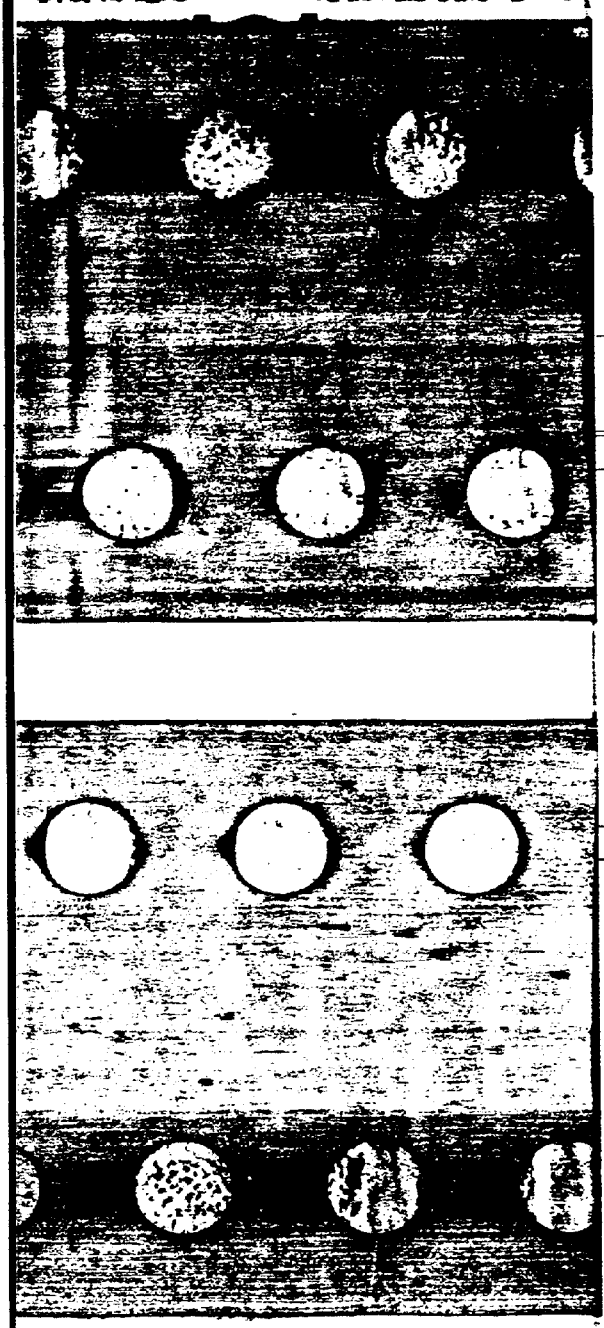
My commission expires: 5-11-92

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 28A on the Plan of Revised Zone Lot Division Lot Nos. 10-16 & 18-43 Edge-O-Lake Section 21, of record in Book 6900, page 256, Register's Office for said County.

Said Lot No. 28A fronts 15.34 feet on the southwesterly margin of the Cul-de-sac at the terminus of Allison Court and extends back 297.05 feet on the broken northwesterly line and 124.81 feet on the southeasterly line to a dead line in the rear, measuring 220.70 feet thereon.

BEING the same property conveyed to Steven R. Bryant by Deed from Scott Rogers, unmarried, of record in Book 7319, page 4, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 919

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	82604.32
CON TX	272.58
PRFEE	1.00
WDEED	6.00
TOTAL	279.58
CHECK	279.58

03/29/90 01 08:22 0001 6567

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11 4296

IDENTIF. REFERENCE

MAR 29 8 23 AM '90

DAVIDSON COUNTY TN.

No. 304982