THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

Name & Address of a Property Owner:	Name & Address of the Mortgagee:	Map-Parcel Numbers:
Robert H. Herrman, et al 905 Stahlman Building Nashville, Tennessee 37201	SAME	Map 92-13 Parcel 175 11W 70660

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Jack J. Cohen and wife, Bessie D. Cohen, and Don Vantrease and wife, Brenda Vantrease, to Bettie T. Williamson, of record in Book 6714, page 287, Register's Office for Davidson County, Tennessee, in which Installment Deed Bettie T. Williamson joined and conveyed the hereinafter described property to Gay Lisa Levine, Trustee, to secure a promissory note described in said Installment Deed, and J. A. Carney was subsequently appointed Substitute Trustee by instrument of record in Book 8089, page 793, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, February 23, 1990 at 12:30 o'clock p.m.; and

WHEREAS, at the time and place stated in said advertisement, the said J. A. Carney, Substitute Trustee, offered the property hereinafter described for sale to the highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisment, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to Robert H. Herrman and D. Wayne Vantrease for Sixteen Thousand One Hundred Eighty Six ---------- And 23/100 ---------- ($16,186.23) Dollars, and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Sixteen Thousand One Hundred Eighty Six ---------- And 23/100 ---------- ($16,186.23) Dollars, cash in hand paid and the cancellation of the indebtedness, I, J. A. Carney, Substitute Trustee, does hereby bargain and sell, and by these presents, transfer and convey unto the said Robert H. Herrman and D. Wayne Vantrease, as tenants in common, their heirs and assigns, the following described real property in Davidson County, Tennessee, as follows:

BEING Lot No. 2 on the Plan of Charlotte Park Company's Second Addition to Nashville, of record in Book 57, page 160, Register's Office for said County.

SAID Lot No. 2 fronts 50 feet on the southerly side of Park Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Bettie T. Williamson by deed from Jack J. Cohen and wife, Bessie D. Cohen, and Don Vantrease and wife, Brenda Vantrease, of record in Book 6714, page 287, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 3315 Park Avenue, Nashville, Tennessee 37209

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever, but subject to said real estate taxes and any superior liens of record. I assign to said Grantees any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this the 23rd day of February, 1990.

J. A. Carney, Substitute Trustee

J. A. CARNEY, Substitute Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Beverly M. Hobbs, a Notary Public in and for said County and State, the within named, J. A. Carney, 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 the 23rd day of February, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $16,186.23.

AFFIANT

Subscribed and sworn to before me this 23rd day of February, 1990.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/11/90

19451

IDENTIF. TREFERENCE

APR 17 11 36 AM '90

DAVIDSON COUNTY

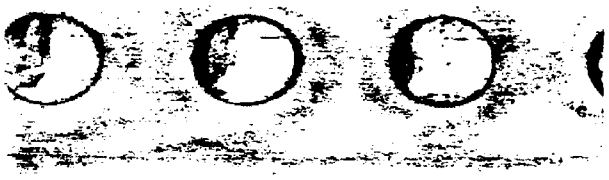
$115.50

1896 04/17 0101 03CHECK 63-46

AKED BY:



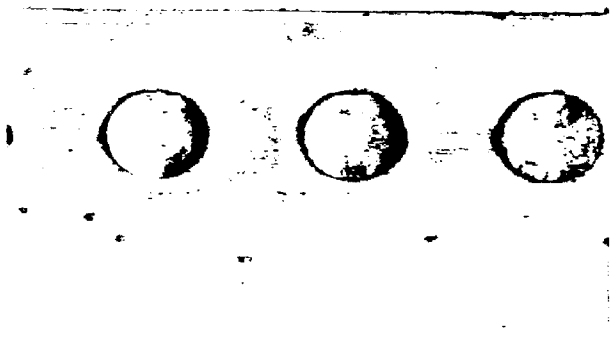
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8089 PAGE 797



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		CONT		0.00



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CONT 0.00

CAMT	16186.23
CON TX	53.46
PRFEE	1.00
WDEED	9.00
TOTAL	63.46
CHECK	63.46

19451

IDENTIF. REFERENCE

APR 17 11 36 AM '90

04/17/90 01 11:35 0001 1896

DAVIDSON COUNTY

No. 310999