THIS INSTRUMENT PREPARED BY.

JAMES A. CARNEY
Attorney at Law
905 Stahlman Bldg.
Nashville, TN 37201

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The Name & Address of a Property Owner:	The Name & Address of the Mortgagee:	Map-Parcel Numbers:
Robert H. Herrman 905 Stahlman Building Nashville, Tennessee 37201	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 93-16 Parcel 376

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $89,832.23.

Robert H Herrman
Affiant

Sworn to and subscribed before me this 4th day of May, 1990.

Beverly M Webb
Notary Public

My Commission Expires: 9-11-90

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by Allison H. Grayson, unmarried, to Robert H. Herrman and M. L. Randall, of record in Book 5249, page 464, Register's Office for Davidson County, Tennessee, joined and conveyed the hereinafter described property to S. K. Grayson, Trustee, to secure a promissory note described in said Installment Deed, and J. A. Carney was subsequently appointed as Substitute Trustee by instrument of record in Book 8099, page 92, said Register's Office; 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, May 4, 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 advertisement, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to Robert H. Herrman for Eighty Nine Thousand Eight Hundred Thirty Two -------- And 23/100 ---------- ($89,832.23) ------ 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 Eighty Nine Thousand Eight Hundred Thirty Two --- And 23/100 --- ($89,832.23) Dollars, cash in hand paid and the cancellation of the indebtedness, I, J. A. Carney, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Robert H. Herrman, his heirs and assigns, the following described real property in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 of Block C, on the Plan of Hermitage Addition to South Nashville, as of record in Book 57, Pages 42 and 43, Register's Office for said County, as follows:

Said Lots Nos. 24 and 25 adjoin and front together 100 feet on the westerly side of Decatur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Robert H. Herrman and M. L. Randall by Installment Deed from Allison H. Grayson, an unmarried person, of record in Book 5749, page 464, Register's Office for Davidson County, Tennessee; and

Being the same property subsequently conveyed by Grantee, Robert H. Herrman, his one-half undivided interest by Quitclaim Deed to Shirley Randall, widow of M. L. Randall, of record in Book 6242, page 860, Register's Office, and subsequently conveyed to S & W Rentals by deed from Shirley Randall, widow of M. L. Randall, of record in Book 6242, page 862, said Register's Office.

THIS IS IMPROVED PROPERTY, known as No. 2 Decatur Street, Nashville, Tennessee 37210

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

WITNESS my hand on this the 4th day of May, 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 4th day of May, 1990.

NOTARY PUBLIC

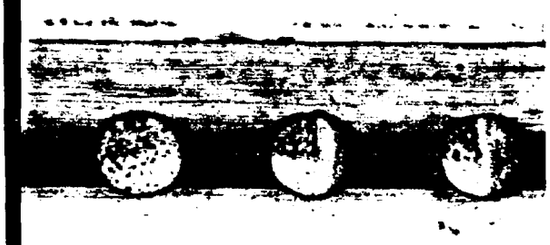
MY COMMISSION EXPIRES: 9/11/90

27323

MAY 18 1 07 PM '90

RUSH

2938 05/18 0101 03CHECK 306.34



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

RECEIVED OF _____

FOR _____

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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 89832.23
CON TX 296.34
PRFEE 1.00
WDEED 9.00
TOTAL 306.34
CHECK 306.34

05/18/90 01 13:10 0001 2938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27323

IDENTIFICATION REFERENCE

MAY 18 1 07 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 320373