THIS INSTRUMENT PREPARED BY:

David E. Lemke, Esq.
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows	Send Tax Bills To	Map Parcel Nos.
Eldon E. Carter and Treba J. Carter Husband and Wife	Eldon Carter and Treba Carter	Map No. 115-02
(Name) 1112 Davidson Road	(Name) 3201 Toddway Court	Parcel No. 44
(Address) Nashville, TN 37205	Nashville, TN 37214	8D-53565
(City) (State) (Zip)		

WHEREAS, Bob Eugene Childers and wife, Jo Ann Childers, (the "Debtors"), by Deed of Trust dated September 29, 1964, recorded in Trust Deed Book 3817, page 329, Register's Office for Davidson County, Tennessee, conveyed to Albert Wm. Johnson, as Trustee, the hereinafter described real property to secure the payment of a Deed of Trust Note of even date between the Debtors and Dobson & Johnson, Inc., in the amount of $22,250.00; and

WHEREAS, on October 1, 1964, Dobson & Johnson, Inc., sold and delivered said Deed of Trust Note to John Hancock Mutual Life Insurance Company, and transferred to John Hancock Mutual Life Insurance Company all right, title and interest in the Deed of Trust, including all rights and powers therein, as evidenced by that Assignment of Deed of Trust recorded in Book 3818, page 291, Register's Office for Davidson County, Tennessee; and

WHEREAS, Debtors, by Warranty Deed dated August 5, 1966, recorded in Book 4043, page 872, Register's Office for Davidson County, Tennessee, transferred and conveyed to Lester J. Zaleski and wife, Norma E. Zaleski, all Debtors' right, title and interest in and to the hereinafter described real property, subject to the Deed of Trust Note secured by the Deed of Trust; and

WHEREAS, pursuant to the Deed of Trust, David E. Lemke was appointed as Substitute Trustee by the owner and holder of said indebtedness, as evidenced by the Appointment of Substitute Trustee recorded in Trust Deed Book 8107, page 396, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary thereunder requested David E. Lemke, Substitute Trustee, to advertise and sell said property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, said property was, by David E. Lemke, Substitute Trustee, advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 5th day of July, 1990, at 11:00 a.m., at the south front door of the Courthouse of Davidson County in Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, Eldon E. Carter and Treba J. Carter, became the highest and best bidder and the purchaser of said property at and for the sum of Eighty Thousand One Hundred ($80,100) Dollars.

NOW THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Substitute Trustee does hereby grant, bargain, sell and convey to Eldon E. Carter and Treba J. Carter, Husband & Wife, in fee simple forever, the property above mentioned, being in the County of Davidson and State of Tennessee, as more fully set forth in Exhibit A attached hereto.

This conveyance is made subject to all unpaid taxes and to all other prior liens, restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Eldon E. Carter and Treba J. Carter, Husband & Wife, in fee simple forever, to whom the Substitute Trustee only warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under it as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Substitute Trustee has executed this instrument this the 5th day of July, 1990.

By: David E. Lemke
David E. Lemke, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Sandra Bolden, a notary public of the state and county aforesaid, personally appeared David E. Lemke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office in Nashville, this 9th day of July, 1990.

Sandra Golden
Notary Public

My Commission Expires: 3/11/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $ 80,100 .

Affiant

Subscribed and sworn to before me this 9th day of July, 1990.

Sandra Golden
Notary Public

My Commission Expires: 3/11/91

40030

IDENTIFICATION REFERENCE

Jul 9 1 40 PM '90

FELIX Z WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

EXHIBIT A

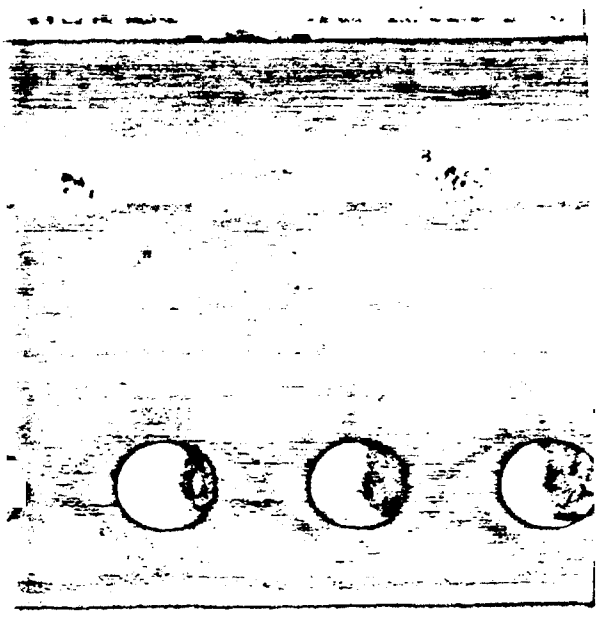
Land in Davidson County, Tennessee, being Lot No. 48, Section 2, Crest Meade Subdivision, of record in book 2331, page 151, Register's Office for said County.

Said Lot No. 48 fronts 170 feet on the northerly side of Davidson Road and runs back 307.3 feet on the westerly line and 316.5 feet on the easterly line to a dead line, measuring 172 feet thereon.

Being the same real property conveyed to Bob Eugene Childers and Wife, Jo Ann Childers by deed from Anthony J. Muntner and Wife, Norma Helen Muntner, and recorded simultaneously with said Deed of Trust in the Register's Office of Davidson County, Tennessee.

This property is improved property located at 1112 Davidson Road, Nashville, Tennessee 37205.

8361 07/09 0101 03CHECK 277.33



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

RECEIVED OF _____

FOR _____

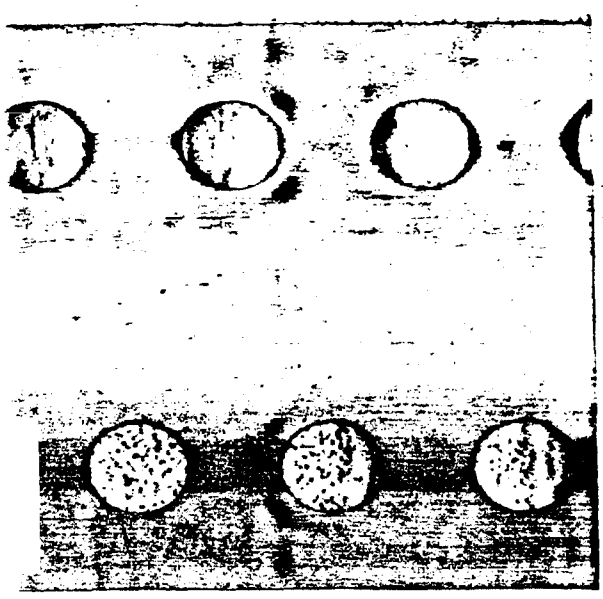
BOOK 8148 PAGE 643

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

MAMT 80100.00

VOID



MAMT	80100.00-
CAMT	80100.00
CON TX	264.33
PRFEE	1.00
WDEED	12.00
TOTAL	277.33
CHECK	277.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/09/90 01 13:43 0001 8361

400030

IDENTIFICATION REFERENCE

Jul 9 1 40 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335231