This instrument prepared by:
J. Phillip Jones, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

New Owner - Send Tax Bills:
Morris Eshaghpour Contracting Corp.
125 Belle Forest Circle
Nashville, Tn. 37221

mail

156-1-B
41CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 28th day of April, 1989, Southeast Title of Tennessee, Inc. was named Trustee in a Deed of Trust of even date executed by Stephen J. Petrosino and wife, Nancy Packard Petrosino, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $167,000.00, principal, said Deed of Trust being recorded in Book 7829, Page 224, in the Register's Office for Davidson County, Tennessee, and

WHEREAS, I, J. Phillip Jones, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 8129, Page 236 in the Register's Office for Davidson County, Tennessee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: June 21, 1990, June 18, 1990, and July 5, 1990, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead as provided in said Deed of Trust and subject to a first mortgage held by Third National Bank of record in book 7448, Page 132, Register's Office for Davidson County, Tennessee.

Pursuant to said advertisement, on Friday, July 13, 1990, at 11:00 A. M., at the Front Door of the Courthouse in Davidson County, Tennessee, I, J. Phillip Jones, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time Morris Eshaghpour Contracting Corporation, submitted the highest and best bid in the amount of $130,000.00.

NOW THEREFORE, in consideration of the premises, I, J. Phillip Jones, Substitute Trustee, do hereby sell, transfer and convey to Morris Eshaghpour Contracting Corporation, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

> Being Lot No. 41 on the Plan of Harpeth View Subdivision, of record in Book 6900, Page 319 (errouneously referred to in prior conveyances as Book 6200, Page 319), Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Stephen J. Petrosino and wife, Nancy Packard Petrosino by deed from Morris Eshaghpour Contracting Corporation of record in Book 7829, Page 221, Register's Office for Davidson County, Tennessee.

I, J. Phillip Jones, Substitute Trustee, convey to Morris Eshaghpour Contracting Corporation all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1990.

Sub'tte Trst

J. Phillip Jones,
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 J. Phillip Jones, 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 office at Nashville, Tennessee, this 13th day of July, 1990.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $130,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of July, 1990.

Sandra C. Vaughan
Notary Public

My Commission Expires: 5-22-93

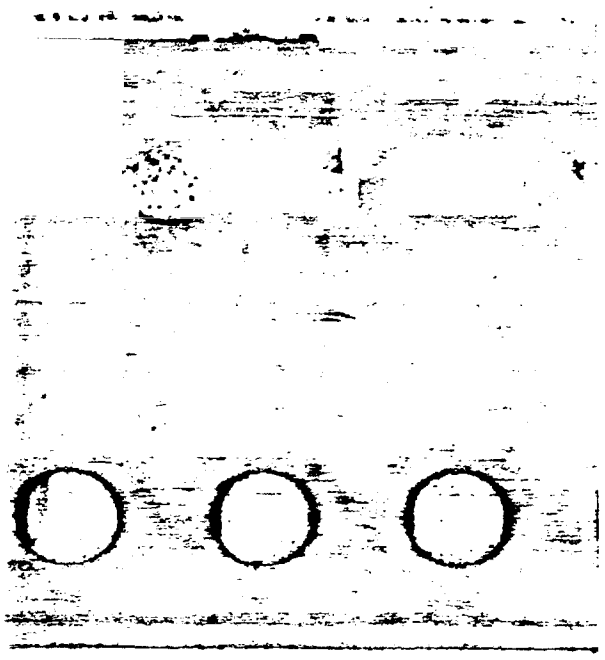
RETURN TO;
I. Dyke Tatum, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

4 1 1 5 7

IDENTIFICATION REFERENCE

Jul 13 11 19 AM '90

9697 07/13 0101 03CHECK 436.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

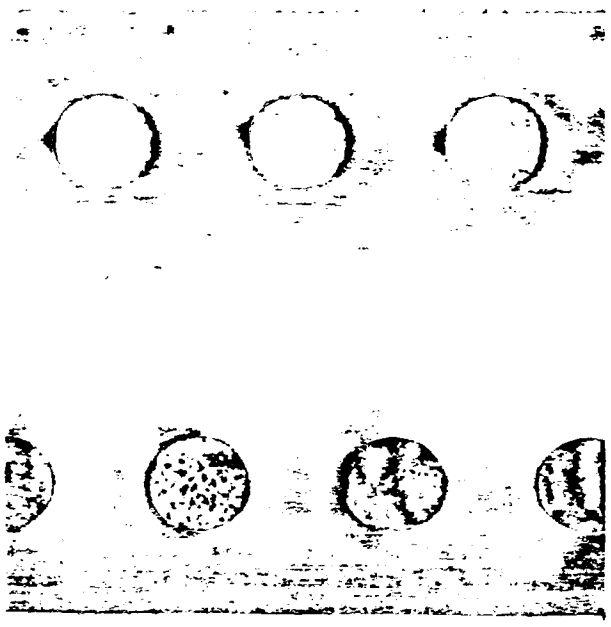
BOOK 8151 PAGE 762

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 130000.00
MOR TX 429.00
PRFEE 1.00
TDEED 6.00
TOTAL 436.00
CHECK 436.00

07/13/90 01 11:22 0001 9697



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41157

IDENTIF REFERENCE

JUL 13 11 19 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 336545