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.
J. Thomas Whitten (Name)	J. Thomas Whitten c/o TN Financial Group,Inc.	Map No. 161-7
5104 Woodland Hills Drive (Address)	(Name) 221 Fourth Ave. North	Parcel No. 68
Brentwood, Tennessee 37027 (City) (State) (Zip)	Nashville, TN 37219	6 DU-74930

WHEREAS, by Deed of Trust dated August 12, 1988, and recorded in Trust Deed Book 7627, page 610, Register's Office for Davidson County, Tennessee, Rebekah R. DeMonbreun, among other things, conveyed to John A. Beam, III, as Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth (the "Deed of Trust"); and

WHEREAS, Frank S. King, Jr., or David E. Lemke were appointed as Substitute Trustee by the beneficiary under the Deed of Trust, as evidenced by the Appointment of Substitute Trustee recorded in Trust Deed Book 7873, page 441, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Debtor, pursuant to the Modification and Amendment to Deed of Trust dated August 7, 1989, recorded in Trust Deed Book 7912, page 145, Register's Office for Davidson County, Tennessee, amended and modified the original Deed of Trust by, among other things, conveying to Frank S. King, Jr., or David E. Lemke, as Substitute Trustee, the hereinafter-described real property to secure payment of the indebtedness and performance of the obligations therein set forth; and,

WHEREAS, default was made in the terms and conditions of the Deed of Trust and Modification and Amendment to 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 Modification and Amendment to 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 and Modification and Amendment to Deed of Trust, by which advertisement the sale was appointed to be held on the 27th day of September, 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, J. Thomas Whitten, became the highest and best bidder and the purchaser of said property at and for the sum of FORTY THOUSAND AND NO/100 DOLLARS ($40,000).

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 J. Thomas Whitten, 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 J. Thomas Whitten, 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 27th day of September, 1990.

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Catherine A. Thomas, 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 27th day of September, 1990.

Catherine A. Thomas
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $40,000.

Affiant

Subscribed and sworn to before me this 27th day of Sept., 1990.

Barbara L. Veltz
Notary Public

My Commission Expires:

1-23-94

[redacted]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8204 PAGE 790A

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	40000.00
CON TX	132.00
PRFEE	1.00
WDEED	12.00
TOTAL	145.00
CHECK	145.00

09/27/90 01 16:03 0001 2860

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60640

RECEIVED FOR RECORD
SEP 27 4 02 PM '90
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 359455