THIS INSTRUMENT PREPARED BY: Mail

Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

SUBSTITUTE TRUSTEE'S DEED

BOOK 8224 PAGE 910

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
James E. Daniels, et ux 2103 Griffintown White Bluff, TN 37187	Same as New Owner	Map 103-13 Parcels 3 & 3.02 8DZ 06100 8DZ 06050

WHEREAS, by Installment Deed dated April 6, 1987, and filed for record in Book 7194, page 442, Register's Office for Davidson County, Tennessee, Rock Products Company, Inc., a Tennessee corporation, conveyed to H. E. Collins, Trustee, certain real property in Davidson County, Tennessee, as therein described and as described below to secure to James E. Daniels and wife, Annie Daniels, the Grantors under the said Installment Deed, the payment of one note dated April 6, 1987, in the original principal amount of $105,908.96, payable with the terms and provisions as provided therein; and,

WHEREAS, by Deed of Correction dated May 7, 1987, and filed for record in Book 7233, page 360, said Register's Office, the Grantee under the said Installment Deed was changed from Rock Products Company, Inc. to Bertram B. Dennis, individually; and,

WHEREAS, Homer R. Ayers was appointed Substitute Trustee under the said Installment Deed hereinabove described by instrument of record in Book 8199, page 774, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made under the terms and provisions of the said Installment Deed and note, and notice was properly given to the said Rock Products Company, Inc. and Bertram B. Dennis, individually, and they failed to abide by the terms and provisions of the said Installment Deed and note; and,

WHEREAS, I, Homer R. Ayers, Substitute Trustee, at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me under the said Installment Deed and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of the said Installment Deed and instruments by giving twenty-one (21) days' notice by three (3) successive publications, namely September 27, 1990, October 4, 1990, and October 11, 1990, in the Nashville Record, a newspaper published at Nashville, Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, dower and marital rights, and homestead as provided in the said Installment Deed. Pursuant to said advertisement, on the 22nd day of October, 1990, at 11:00 A.M.

at the front door of the Nashville-Davidson County Metropolitan Courthouse in Nashville, Tennessee, I, Homer R. Ayers, 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 equities as provided in said Installment Deed, subject to all restrictions, restrictive covenants, easements, setback lines, unpaid real estate taxes, and any and all prior mortgages and liens of record, at which time JAMES E. DANIELS and wife, ANNIE DANIELS, submitted the highest and best bid in the amount of Seventy Thousand Dollars ($70,000.00).

NOW, THEREFORE, FOR AND IN CONSIDERATION of the premises shown, I, Homer R. Ayers, Substitute Trustee, do hereby sell, transfer and convey to the said JAMES E. DANIELS and wife, ANNIE DANIELS, their heirs and assigns, in fee simple and in bar of all of the equities hereinabove mentioned, the following described real estate, to-wit:

TRACT NO. 1

LAND in the 8th Civil District of Davidson County, Tennessee, on the east side of Charlotte Pike of U. S. Highway North, about 3 miles from West Nashville and being a portion in the subdivision of a 4.97 acre tract conveyed from A. Brown Davidson and others to W. J. Stephens the 19th day of May, 1927, recorded in Book 770, page 492, Register's Office for Davidson County, Tennessee. Surveyed as follows by S. H. Hutchinson the 11th day of February, 1954, and by A & A Engineers, Inc., dated April 16, 1979, as follows:

BEGINNING at a point in the southeasterly margin of Charlotte Pike at the northwesterly corner of the Joe H. DeGraffenreid property; thence with the southeasterly margin of Charlotte Pike around a curve to the right having a radius of 1392.42 ft. South 45 deg. 14 min. 48 sec. West 249.29 ft. to a point; thence South 0 deg. 45 min. 07 sec. West 247.66 ft. to a point; thence north 67 deg. 16 min. 14 sec. West 193.07 ft. to the point of beginning.

TRACT NO. 2

LAND in the 8th Civil District of Davidson County, Tennessee, described according to a survey of A & A Engineers, Inc., George Anton, dated April 23, 1974, and February 28, 1976, described as follows:

BEGINNING at a concrete monument located in the eastern right-of-way margin of Charlotte Pike being the northwestern corner of the Hugh Fisk property of record in Book 4396, page 26, and the southwestern corner of the Joe H. DeGraffenreid, Jr. property; thence, with said right-of-way North 33 deg. 57 min. 34 sec. East 287.41 ft. to an iron pin; thence South 70 deg. 43 min. 20 sec. East 193.07 ft. to an iron pin in the William Siegrist property; thence South 0 deg. 45 min. 07 sec. West 325.32 ft. to an iron pin; thence North 63 deg. 01 min. 06 sec. West 373.88 ft. to the point of beginning containing 2.02 acres, more or less.

The mailing address for the said property is 7109 and 7111 Charlotte Pike, Nashville, Tennessee 37209.

BEING the same property conveyed to Rock Products Company, Inc., a Tennessee Corporation, by Installment Deed from James E. Daniels and wife, Annie Daniels, of record in Book 7194, page 442, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction, changing the name of the Grantee from Rock Products Company, Inc., to Bertram B. Dennis, of record in Book 7233, page 360, said Register's Office; and,

I, Homer R. Ayers, Substitute Trustee, convey to JAMES E. DANIELS and wife, ANNIE DANIELS, all of the rights conveyed to me as said Substitute Trustee in the said Installment Deed and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely

as Substitute Trustee and not otherwise under the powers vested in me under said Installment Deed and instruments hereinabove referred to and not as an individual.

THIS the 22nd day of October, 1990.

HOMER R. AYERS, Substitute Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HOMER R. AYERS, the Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of October, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $70,000.00.

Affiant

Sworn to and subscribed before me, this the 22nd day of October, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

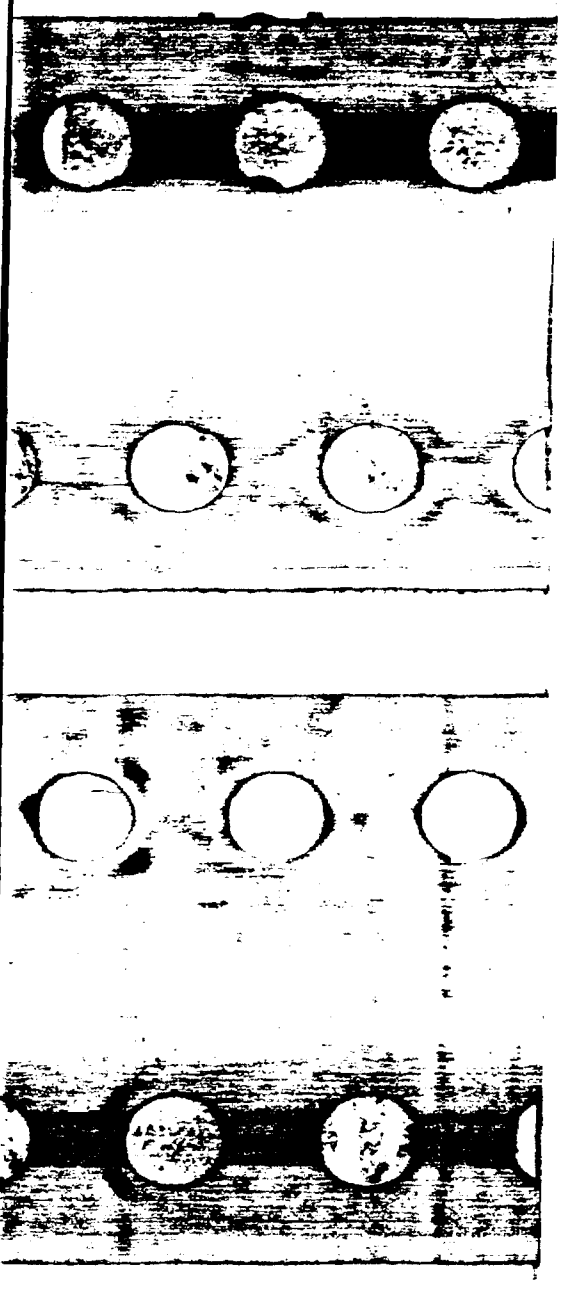
3677 10/26 0101 03CHECK 241.00

67828

IDENTIF. TREFERENCE

Oct 26 9 06 AM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8224 PAGE 913

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 70000.00
CON TX 231.00
PRFEE 1.00
WDEED 9.00
TOTAL 241.00
CHECK 241.00

10/26/90 01 09:07 0001 3677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67828

IDENTIF. REFERENCE

OCT 26 9 06 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 367834