This Instrument was prepared by:

Martin C. Giner, Attorney
One Church Street--Suite 300
Nashville, TN. 37201
(615) 242-3416

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

Address of New Owner as Follows	Send Tax Bill To	Map/Parcel Nos.
Robert Delaney and wife, Connie Delaney 1279 General George Patton Nashville, TN. 37221	Robert Delaney and wife, Connie Delaney 1279 General George Patton Nashville, TN. 37211	126/130

WHEREAS, on the 2nd day of May, 1989 Donald H. McGuinness and Vicki McGuinness conveyed the property herein described to Wayne B. Glasgow, Trustee, in an instrument of record in Book 7833, Page 101, Register's Office for Davidson County, Tennessee, to secure a Note in the amount of Thirty Thousand and .00/100 ($30,000.00) payable to Connie Sue Delaney and husband, Robert Delaney; and

WHEREAS, on the 11th day of September, Connie Sue Delaney and husband, Robert Delaney appointed Martin C. Giner as Substitute Trustee by instrument of record in the Register's Office for Davidson County, Tennessee in Book 8200, Page 239.

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said Note, and Connie Sue Delaney and husband, Robert Delaney, the lawful owner and holder of said Note having requested Martin C. Giner, as Substitute Trustee, to sell said property in satisfaction of said indebtedness; and

WHEREAS, the said Martin C. Giner, Substitute Trustee, did advertise, in accordance with the provisions of said Deed of Trust to sell said property at the front door of the Courthouse in Nashville, Davidson County, Tennessee on October 22, 1990 at 12:00 noon; Central Standard Time; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Martin C. Giner, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to Connie Sue Delaney, and husband, Robert Delaney for the sum of Twenty Six Hundred Seven Hundred Thirty-Three and .36/100 ($26,733.36), which amount was the highest, best and last bid received;

NOW, THEREFORE, in consideration of the sum of Twenty Six Hundred Seven Hundred Thirty-Three and .36/100 ($26,733.36), Martin C. Giner, Substitute Trustee, does hereby bargain, sell and quitclaim, and by these presents do hereby transfer and

convey unto the said Connie Sue Delaney, and husband, Robert Delaney (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Metropolitan Nashville-Davidson County, Tennessee; described in a survey by Howard George and Associates, Project No. 8910, dated April 11, 1989, as follows:

BEGINNING at a point in the center of the intersection of Heath Road and Deer Ridge Road, formerly Gerry Road;

THENCE with the center of Heath Road along a curve to the right 338.60 feet (Delta = 30 deg. 24' 20", R = 638.06 feet, T = 173.39 feet, Chord: N 40 deg. 16' E, 334.64 feet);

THENCE S 49 deg. 10' E, passing an iron pin set at 25.87 feet, a total distance of 1005.04 feet to an iron pin set;

THENCE S 41 deg. 16' W, 89.30 feet to a steel fence post found;

THENCE N 62 deg. 56' W, passing a steel fence post found at 1005.62 feet, a total distance of 1030.64 feet to the beginning;

CONTAINING 5.00 acres, more or less, according to the survey of said Property by Howard George and Associates;

BEING the same property conveyed to Donald H. McGuinness and Wife, Vicki McGuinness, by deed from Connie Sue Delaney and Robert Delaney, of record in Book 7833, Page 95, Register's Office for Davidson County, Tennessee.

To have and to hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Substitute Trustee and not any further or otherwise.

WITNESS my hand this 1st day of November, 1990.

Martin C. Giner

MARTIN C. GINER
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 Martin C. Giner, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of November, 1990.

Rita Parnell
NOTARY PUBLIC

My Commission Expires:

9-26-92

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

3538 11/01 0101 03CHECK 98.11

The actual consideration on this transfer is $26,733.36.

Martin C Giner
AFFIANT

Sworn to and subscribed before me this 1st day of November, 1990.

Rita Parnell
NOTARY PUBLIC

My Commission Expires:

9-26-92

****

69354

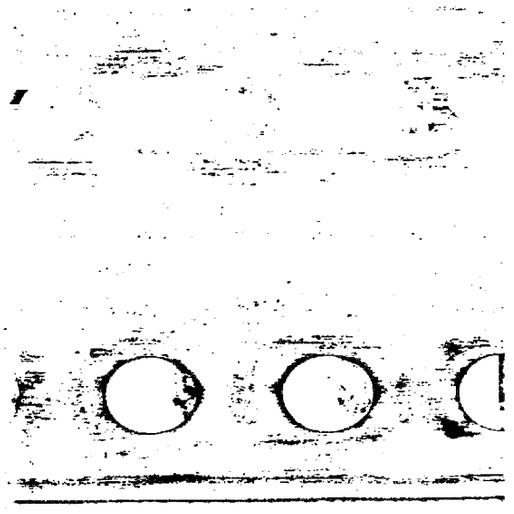
IDENTIF. REFERENCE

NOV 1 12 01 PM '90

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8229 PAGE 80

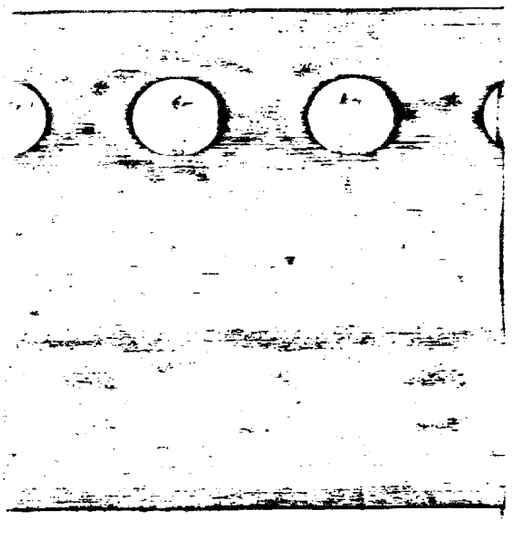
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	26733.36
CON TX	88.11
PRFEE	1.00
WDEED	9.00
TOTAL	98.11
CHECK	98.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/01/90 01 12:01 0001 3538



69354

IDENTIF. REFERENCE

NOV 1 12 01 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 369614