Map/Parcel No. 154/66

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	THIS INSTRUMENT PREPARED BY:
First Union Home Equity Corporation 3322 West End Avenue Suite 407 Nashville, TN 37203	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 23, 1987, of record in Book 7438, Page 224, Register's Office for Davidson County, Tennessee, Donald R. Peery and wife, Patricia F. Peery, conveyed certain real property therein described to James E. Maynor, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, by instrument dated September 27, 1986, Ingram & Lowe Attorneys was appointed Substitute Trustee to serve in the place and stead of James E. Maynor, pursuant to the aforementioned Deed of Trust, said Appointment of Substitute Trustee being recorded in Book 8208, Page 149, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Substitute Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record a newspaper published in Davidson County, Tennessee, said notice being first published on October 11, 1990, and thereafter on October 18, 1990, and October 25, 1990, which notice of sale advertised the sale of the property hereinafter described for November 1, 1990, at 1:00 P.M. and

WHEREAS, on November 1, 1990 at 1:00 P.M., at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of all equities of redemption and all other rights and exemptions of every kind of the Grantors of said Deed of Trust, as provided therein, and the Substitute Trustee having received a bid of Fifty-Eight Thousand and 00/100 Dollars ($58,000.00), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Ingram & Lowe Attorneys, Substitute Trustee, does hereby bargain, sell, transfer and convey unto First Union Home Equity Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

LAND in the 9th Civil District described according to a survey made by Elbert F. Luther, Jr., dated November 1974 as follows:

BEGNNNING at a point in the southwest margin of Griffith Road at the northwest corner of the Robert W. Stevens and wife, property, of record in Book 4864, page 606, Register's Office for Davidson County, Tennessee; thence with Steven's westerly line South 46 deg. 30' West 752.5 feet to an iron pin; thence North 39 deg. 30' West 195.5 feet to an iron pin; thence North 47 deg.

15' East 784.8 feet to the westerly margin of Griffith Road; thence with the westerly margin of said Road around a curve southeasterly 200.0 feet to the point of beginning, containing 3.4 acres, more or less.

Being the same property conveyed to the Grantors by Deed of record in Book 4964, page 312, said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust.

Ingram & Lowe Attorneys, as Trustee, do hereby transfer, assign and set over unto said First Union Home Equity Corporation, its successors and assigns, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 8th day of November, 1990.

INGRAM & LOWE ATTORNEYS
Substitute Trustee

BY: D. Ronald Ingram
D. Ronald Ingram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of November, 1990, before me personally appeared Ingram & Lowe Attorneys, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Rebecca A. Higgs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property (whichever is greater) is $58,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

D. Ronald Ingram
AFFIANT

Sworn to and subscribed before me this 8th day of November, 1990.

Rebecca A. Higgs
Notary Public

My commission expires: 5-20-92

7 1 4 0 6

IDENTIFICATION REFERENCE

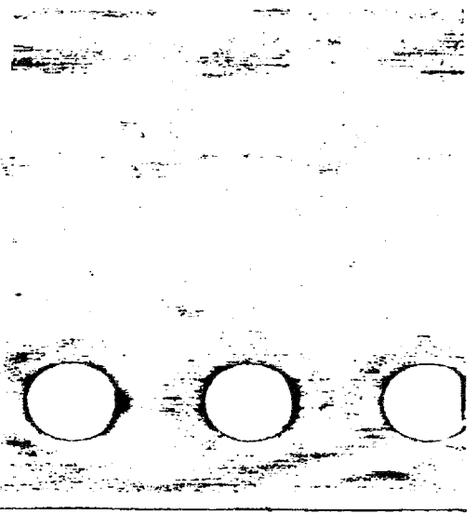
NOV 9 1 41 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5 27 11/09 0101 03CHECK 198.40

OFFICIAL RECEIPT

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



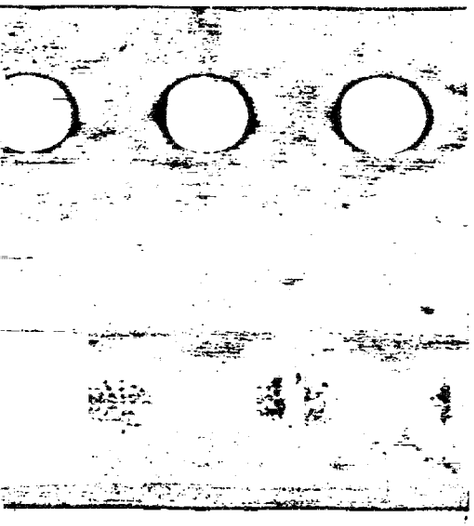
RECEIVED OF _____

FOR _____

BOOK 8234 PAGE 837

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 58000.00
				CON TX 191.40
				PRFEE 1.00
				WDEED 6.00
				TOTAL 198.40
				CHECK 198.40
11/09/90	01			13:41 0001 5917



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 1 : 4 0 6

IDENTIF. REFERENCE

Nov 9 1 41 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 371965