BOX 10

THIS INSTRUMENT PREPARED BY:
Patricia Spicer Carden, Attorney
101 Westpark Drive, Suite 220
Brentwood, TN 37027

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SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 10th day of May, 1983, I.R. Schulman, was named Trustee in a Deed of Trust of even date executed by Robert D. Fulcher, III, Trustee, with full power to sell, transfer, convey and mortgage, without the joinder of any beneficiary conveying to I.R. Schulman as Trustee, the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $350,000.00 principal, together with interest, on the unpaid balance. Said Deed of Trust being recorded in Book 6056, page 211, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Real Security, Inc. was appointed Substitute Trustee under the said Deed of Trust by instrument recorded in Book 8248, page 363, in the Register's Office for Davidson County, Tennessee; Real Security, Inc., Substitute Trustee at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it 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 21 days notice by 3 weekly successive publications, namely: December 20, 1990, December 27, 1990 and January 3, 1991 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, statutory right of redemption, homestead and dower as provided in said Deed of Trust.

PURSUANT to said advertisement on January 10, 1991, at 10:30 a.m., at the front door of the Courthouse in Davidson County, Tennessee, Real Security, Inc., as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Donald L. Maloney, as Trustee for the Ethel Louise Maloney Trust, with full power to sell, encumber, convey and otherwise dispose of the property without the joinder of any beneficiary submitted the highest and best bid in the amount of $250,000.00.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Substitute Trustee, does hereby sell and convey to Donald L. Maloney, as Trustee for the Ethel Louise Maloney Trust, with full power to sell, encumber, convey and otherwise dispose of the property without the joinder of any beneficiary, its successors and assigns in fee simple and in bar of all equities above mentioned, and subject to any unpaid taxes, the following described real property to wit:

Being part of Lot No. 113 on the Map of the Original Town of Nashville, not of record, described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, dated March 13, 1961, as follows:

Beginning at a point in the west margin of Sixth Avenue North at the intersection of the south line of Alley No. 59; thence along the south margin of said alley, at right angles, westerly 140.3 feet to the easterly margin of Capitol Boulevard; thence with the margin of said Boulevard, southerly 31.15 feet to the centerline of a party wall; thence with the centerline of the same, easterly 140.2 feet to the west margin of Sixth Avenue North; thence with the margin of the same, northerly 31.15 feet to the point of beginning.

Being the same property conveyed to Robert D. Fulcher, III, Trustee, with full power to sell, transfer, convey and mortgage, his successors and assigns, without the joinder of any beneficiary by deed from Albert B. Maloney of record in Book 6056, page 207, Register's Office for Davidson County, Tennessee,

Real Security, Inc., Substitute Trustee, conveys to Donald L. Maloney, as Trustee for the Ethel Louise Maloney Trust, with full power to sell, encumber, convey and otherwise dispose of the property without the joinder of any beneficiary, all the rights conveyed to it as Substitute Trustee, in said Deed of Trust, including said covenants and warranties as it as such Substitute Trustee

PS/RF

may lawfully make, all its actions in the premises being solely as Substitute Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not individually.

WITNESS, my hand at Brentwood, Tennessee, the 22 day of January, 1991.

Real Security, Inc., Substitute Trustee

By: _____

Patricia Spicer Carden, Secretary-Treasurer
101 Westpark Drive, Suite 220
Brentwood, TN 37027
615-373-9446

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Patricia Spicer Carden, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be Secretary-Treasurer of Real Security, Inc., the within named bargainor, a corporation, and that she as such Secretary-Treasurer, being authorized to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Secretary-Treasurer.

Witness my hand and seal, at office in Brentwood, this 22, day of January, 1991.

_____
Notary Public

My commission expires: Oct. 17, 1994

Send Tax Bill To:

Address of New Owner	Mortgagee is	Map-Parcel Number
Donald L. Maloney Trustee for Ethel Maloney Trust 2818 Bransford Nashville, TN 37204	Same/None	093-06-1-007.00

7142 01/22 0101 03C-ECK 832.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for the transfer is $250,000.00.

_____
Affiant

Subscribed and sworn to before me the 22 day of January, 1991.

_____
Notary Public

My commission expires: Oct. 17, 1994

87556

IDENTIF. TREFERENCE

JAN 22 1 51 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
250000.00
CON TX 825.00
PRFEE 1.00
WDEED 6.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 832.00

CHECK 832.00

01/22/91 01 13:49 0001 7162

87556

IDENTIF. REFERENCE

JAN 22 1 51 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391005