THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219
(615) 256-0815

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of September 8, 1987, Robert A. Hanusovsky and wife, M. Jennifer Hanusovsky executed a certain Deed of Trust to Deborah S. Tanenbaum, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded in Book 7347, page 239, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, John A. Gupton, III was appointed Substitute Trustee in the place and stead of Deborah S. Tenanbaum, Trustee, said appointment being set forth in Book 8272, page 684, and corrected at Book 8300, page 102, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was required by First Tennessee Bank National Association, the owners and holders of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and,

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Davidson County, Tennessee, in the issues of January 17, 1991, Janaury 24, 1991 and January 31, 1991 of said newspaper, said sale having been advertised for Thursday, February 21, 1991, commencing at 12:00 Noon, on the front steps of the Courthouse in and for Davidson County, Tennessee, at which time and place same was offered for sale and sold; and,

WHEREAS, said sale was made subject to prior liens and encumbrances, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and,

WHEREAS, the highest and best bid for said property was then and there made by Risley P. Lawrence, Jr., to-wit: a bid of Thirty-two Thousand Five Hundred and 00/100 Dollars ($32,500.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John A. Gupton, III, as Substitute Trustee, has bargained and sold, and does by these present bargain, sell and convey unto the said Risley P. Lawrence, Jr., an unmarried person, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Being Lot No. 31 on the Plan of Edgewood, E. T. Brown's Subdivision of the Bransford Place, as of record in Book 332, page 73, Register's Office for said County:

Said Lot No. 31 fronts 55.11 feet on the northerly side of Eastland Avenue, formerly the Vaughn Place, and runs back 160 feet on the westerly line and 164 1/2 feet on the easterly line, with the westerly margin of North 14th Street, to an alley, measuring 91 feet thereon.

It being the same property conveyed to Robert A. Hanusovsky and wife, M. Jennifer Hanusovsky by deed from Bobby R. Morefield and wife, Ann C. Morefield of record in Book 7347, page 235, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, unto the said Risley P. Lawrence, an unmarried person, his heirs, successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described herein above, and including any prior liens for taxes and any applicable taxes, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

IN WITNESS WHEREOF, the said John A. Gupton, III, as Substitute Trustee, has hereunto set his hand this 28th day of February, 1991.

John A. Gupton, III
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki L. Schantz, a Notary Public in and for said State and County duly commissioned and qualified, John A. Gupton, III, 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 28th day of February, 1991.

Vicki L. Schantz
Notary Public

My Commission Expires: 7-24-93

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PROPERTY OWNER: Risley P. Lawrence, Jr.
PROPERTY ADDRESS: 1307 Eastland Avenue, Nashville, TN 37206

Send Tax Bills To: Risley P. Lawrence
c/o Council of Community Services
2012 21st Avenue, South 1615 Eastland Avenue
Nashville, Tennessee 37212 37206

MAP 83-5, PARCEL 275, FIELD BOOK NO. 23W-09915

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is and Thirty-two Thousand Five Hundred and 00/100 Dollars ($32,500.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 28th day of February, 1991.

Notary Public

My Commission Expires: 7-24-93

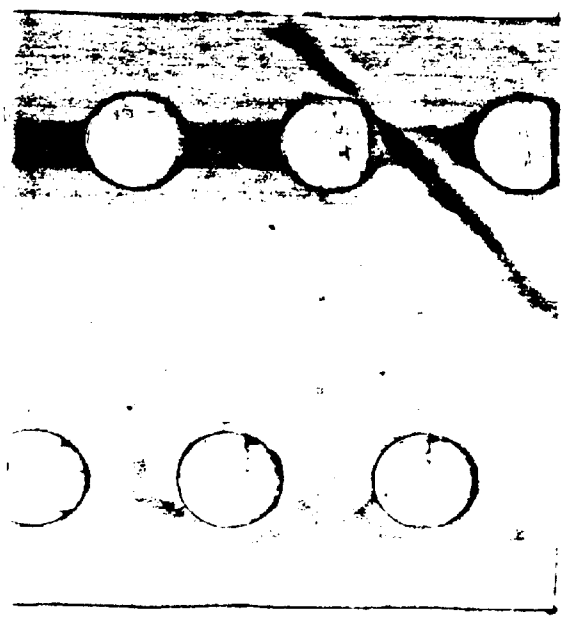
95880

IDENTIF. TREFERENCE

FEB 28 1 31 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

0408 02/28 0101 03CHECK 117.25



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8300 PAGE 784

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	32500.00
			CON TX	107.25
			PRFEE	1.00
			WDEED	9.00
			TOTAL	117.25

CHECK 117.25

02/28/91 01 13:33 0001 0408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



95880

IDENTIF. TREFERENCE

FEB 28 | 31 PM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 400642