This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1445
Nashville, Tennessee 37238

Name & address of new owner:
John Masten
4001 Anderson Rd
Apt. H-44
Nashville, Tn 37217

Send tax bills to:
Bowest - NYC
PO Box 85107
San Diego, CA 92186-5101

Map & Parcel No.:

Map 150-6. Parcel 200

PICK-UP

MAR 4 10 AM '91
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

96459

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 25, 1990, and recorded in Book 8096, page 59, Register's Office for Davidson County, Tennessee, Robert E. McKay, Sr., conveyed to Gary B. Fisher, Trustee, the herein described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 5, 1991, and recorded in Book 8288, page 220, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Spann as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Spann, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Spann, Substitute Trustee, did give 20 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 14, 21, and 28, 1991, stating that on March 1, 1991, at 11:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free

from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to a first mortgage of record in Book 6472, page 128, Register's Office for Davidson County, Tennessee, and any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Substitute Trustee, offered said property to John Masten _____, for $36,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, Robert F. Spann, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said John Masten _____, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 53-B of the Zone Lot Division of Lots 48, 49, 50, 51, 52, and 53, Section 11-A, on the Plan of Cherry Hills Subdivision, as of record in Plat Book 6250, page 134, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Robert E. McKay, Sr. by deed from John Masten and wife, Jeannie Masten, of record in Book 8096, page 56, Register's Office for Davidson County, Tennessee.

This is improved property known as 507 Mossdale Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successors and assigns forever, but subject to the above referenced first mortgage and said real estate taxes.

And I do further transfer and assign 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 and assign as Substitute Trustee and not any further or otherwise.

WITNESS my hand on this the 1 day of March, 1991.

Robert F. Spann

ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. SPANN, SUBSTITUTE TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 1 day of March, 1991.

Wm Buford Bates
NOTARY PUBLIC

My Commission Expires: May 23, 1994

WM. BUFORD BATES NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer, is $ 36,000.00

Robert F. Spann
Affiant

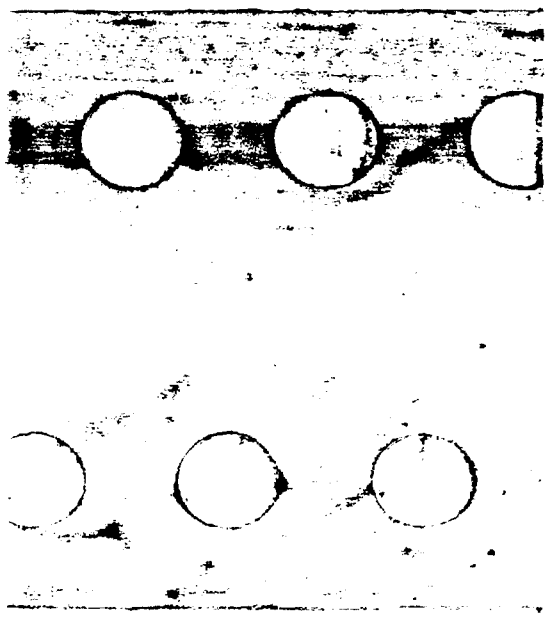
SWORN TO and SUBSCRIBED before me this 1 day of March, 1991.

Wm Buford Bates
NOTARY PUBLIC

My Commission Expires: May 23, 1994

WM. BUFORD BATES NOTARY PUBLIC

0462 03/04 0101 03CHECK 128.80



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

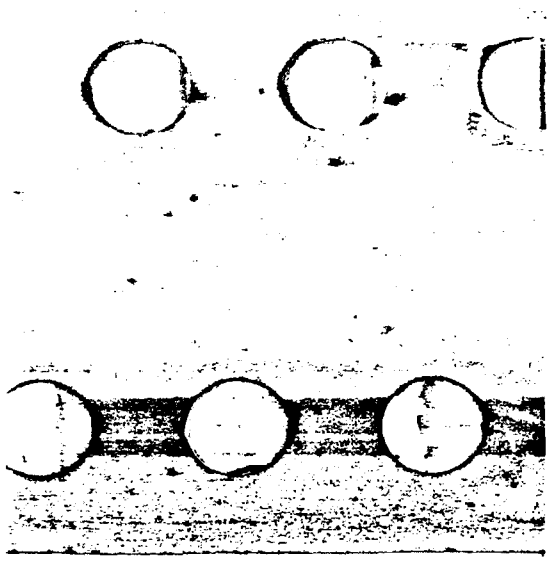
RECEIVED OF _____

FOR _____

BOOK 8302 PAGE 437

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

MAMT	36000.00
MOR TX	118.80
PRFEE	1.00
TDEED	9.00
TOTAL	128.80
CHECK	128.80

03/04/91 01 09:13 0001 0462

96459

IDENTIF. REFERENCE

MAR 4 9 10 AM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 401297