This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 8304 PAGE 206

ADDRESS NEW OWNER:

Robert P. Ziegler
Attorney at Law
1800 Third National Bank Building
Nashville, Tennessee 37219

106-09-C
9.00

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

AFFIANT

Subscribed and sworn to before me this the 5th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 1-22-95

97105

IDENTIF. REFERENCE

MAR 5 2 23 PM '91

DAVIDSON COUNTY TN.

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 30th day of September, 1982, Ronald R. Kerr and wife, Joan R. Kerr, executed a Deed of Trust to Frank C. Ingraham, as Trustee, to secure a promissory note of even date in the amount of $85,000.00, payable to the order of Christian Bible Society of record in Book 5944, Page 319, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the note was assigned to New York International Bible Society by an assignment of record in Book 5944, Page 322, Register's Office for Davidson County, Tennessee. Effective December 23, 1982, New York International Bible Society changed its name to International Bible Society; and,

WHEREAS, International Bible Society assigned the note and Deed of Trust to R. H. True, Trustee for Mary Anne Ziegler, of record in Book 6668, Page 101, Register's Office for Davidson County, Tennessee.

WHEREAS, the said Frank C. Ingraham, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8188, Page 832, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Mary Ann Ziegler, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 31, 1991 and February 7 and 14, 1991, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, March 5, 1991, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Robert P. Ziegler was the highest and best bidder, the amount of his bid being in the sum of Seventy five thousand and no/100 ($75,000.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Seventy five thousand and no/100 ($75,000.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Robert P. Ziegler, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> A tract of land in the Sixth Civil District of Davidson County, Tennessee, Being part of Lot No. 10 on the Map of the lands of L. P. Hagan, as of record in Book 843, Page 80, Register's Office for Davidson County, Tennessee, and also being part of Lot "G" on said Plan and being in the northeast guandrant of the intersection of Fesslers Lane, formerly Woodycrest Avenue and Kilvington Boulevard, and being more particularly described according to a survey by George E. Daniels, dated July 25, 1979, as follows:
>
> BEGINNING at an iron pin at the radius turn out in the northeast intersection of Fesslers Lane and Kilvington Boulevard and being in the easterly right-of-way of Fesslers Lane and proceeding as follows: with the easterly right-of-way of Fesslers Lane, N 1 deg. 43' E, a distance of 143.15 feet to an iron pin, thence leaving the easterly right-of-way of Fesslers Lane and with the south line of the Tennessee Machinery Company property S 89 deg. 51' E, a distance of 60 feet to a p.k. nail; thence with the westerly line of the Joe P. Hamilton line S 1 deg. 43' W, a distance of 163.7 feet to a p.k. nail in the northerly right-of-way of Kilvington Boulevard; thence, with the northerly right-of-way of Kilvington Boulevard N 89 deg. 51' W, a distance of 39.45 feet to a p.k. nail in the radius turn out; thence with the radius turn out being a curve to the right having a radius of 20 feet, a distance of 31.96 feet to the point of beginning and containing 0.223 acres, more or less, as per survey by Turner Engineering Company, dated July 25, 1979.
>
> BEING the same property conveyed to the Grantors herein (Ronald R. Kerr and Joan R. Kerr) by deed from the Christian Bible Society of record in Book 5944, Page 316, Register's Office for Davidson County, Tennessee.

This is improved property also known as 460 Woodycrest Avenue, Nashville, Tennessee.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Robert P. Ziegler, his heirs and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 5944, Page 319, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Robert P. Ziegler, his heirs and assigns, all the

rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 5th day of March, 1991.

ROBERT P. ZIEGLER,
SUBSTITUTE TRUSTEE

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 5th day of March, 1991.

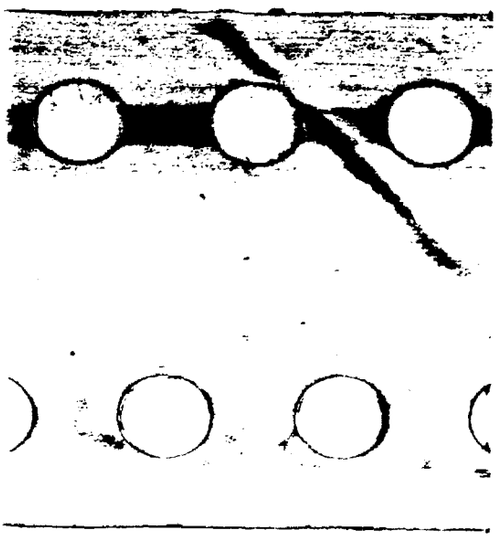
Carolyn M. Bell
NOTARY PUBLIC

My Commission Expires:
Jan. 22, 1995

1182 03/05 0101 03CHECK 257.50

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8304 PAGE 209

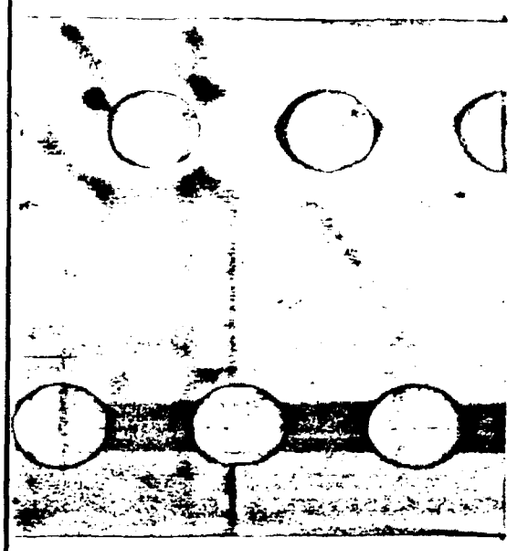
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT	75000.00
CON TX	247.50
PRFEE	1.00
WDEED	9.00
TOTAL	257.50
CHECK	257.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/91 01 14:35 0001 1182



97105

IDENTIF. REFERENCE

MAR 5 2 33 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 402009