This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
J.F. Crane	SAME	72-6-236 15DZ 00170
Route 1		
Charlotte, TN 37036		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated December 15, 1986, executed by D. Leo Crane and wife, Carole Crane to James L. Smith, Trustee, of record in Book 7430, page 567, Register's Office for Davidson County, Tennessee; and

WHEREAS, J.F. Crane, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7430, page 567, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III and Marshall L. Hix as Substitute Trustees by an instrument of record in Book 8281, page 646, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time on Tuesday, March 5, 1991, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

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WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Three Hundred Thirty-Four Thousand Nine Hundred Fifty Eight and 13/100 Dollars ($334,958.13) by J.F. Crane (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Three Hundred Thirty-Four Thousand Nine Hundred Fifty-Eight and 13/100 Dollars ($334,958.13) cash in hand paid by the Grantee, the Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

TRACT NO. 1: Being parts of Lots Nos. 10 and 11 on the Plan of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for said County, described according to a survey made by Z.J. Wilkinson, Surveyor, April 22, 1943, as follows:

Beginning at a stake at the northeast corner of the Gallatin Pike as now located and a 15 foot alley; thence with the northerly margin of said alley eastwardly 185.4 feet, more or less, to the southwest corner of Lot No. 24; thence with the westerly line of said Lot No. 24, northwardly 77.26 feet; thence westwardly 150 feet, more or less, to the easterly margin of said Pike; thence with said Pike southwardly 101.7 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is that portion of the above-described property previously conveyed by Joseph J. Crane and wife, Mary Lynn Crane, to Nathan Wall, of record at Book 4636, page 326, said Register's Office, being Lot No. 1 on the plan of a subdivision of part of Lots Nos. 10 and 11, Kenmore Place Subdivision, as of record in Book 4595, page 60, said Register's Office.

Being the same property conveyed to D. Leo Crane by deed from Brian Lovell Crane, of record in Book 7076, page 440, Register's Office for Davidson County, Tennessee.

TRACT NO. 2.: Being parts of Lots No. 11, 12, 23, all of Lot No. 24 and the southerly one-half of Loftin Avenue (now closed) immediately north of said lots on the map of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for said County, described together as follows:

Beginning on the easterly margin of the Gallatin Pike, as now established, at the northwest corner of the property conveyed to Felix L. Patterson and wife, by deed from G.C. Hixson, et al, of record in Book 1272, page 49, said Register's Office; thence with the easterly margin of said Pike, northwardly 141.9 feet, more or less, to the center of Loftin Avenue (now closed); thence with the center of said Avenue eastwardly 205 feet, more or less, to the westerly margin of the right-of-way of the Lewisburg and Northern R.R.; thence with said right-of-way, southwardly 227.5 feet more or less, to a stake in the northerly margin of alley; thence with said alley westwardly 142.4 feet, more or less, to the southeast corner of said Patterson property; thence with their easterly line, northwardly 77.26 feet to their northeast corner; thence with their northerly line, westwardly 150 feet, more or less to the beginning.

Being the same property conveyed to D. Leo Crane by deed from Brian Lovell Crane, of record in Book 7076, page 443, Register's Office for Davidson County, Tennessee.

Said property is known as 3214 Gallatin Pike, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 5th day of March, 1991.

Sam J. McAllester, III, Substitute Trustee

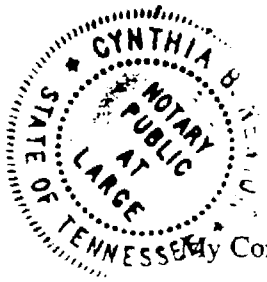
BWMLH1401
02/08/91(rdm)

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Cynthia B. Newton, a Notary Public for the state and county aforesaid, Sam J. McAllester, III, Substitute Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of March, 1991.



Cynthia B. Newton
NOTARY PUBLIC

My Commission Expires:

January 22, 1995

1214 03/05 0101 03CHECK 1118.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $334,958.13.

Sam J. McAllester
AFFIANT



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

Cynthia B. Newton
NOTARY PUBLIC

My Commission Expires:
January 22, 1995

BWMLH1401
02/08/91(rdm)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8304 PAGE 316

CC - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WL - 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 334958.13
CON TX 1105.50
PRFEE 1.00
WDEED 12.00
TOTAL 1118.50
CHECK 1118.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 03/05/91 01 15:49 0001 1214

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IDENTIF. REFERENCE

MAR 5 [illegible] '91

DAVIDSON

No. 402041