This Instrument Prepared By:
Lawless & Associates, P.C.
19th Floor
First American Center
Nashville, TN 37238-0068

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Dominion Asset Management in Tennessee 150 4th Avenue North Nashville, TN 37219 ATTN: Frank E. Proffitt	Dominion Asset Management in Tennessee 150 4th Avenue North Nashville, TN 37219 ATTN: Frank E. Proffitt	158-04-0-A 048.00 CO

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WHEREAS, M. Michael Nixon and Nickolas D. Verban, Jr., both unmarried, by Deed of Trust (the "Deed of Trust") dated February 27, 1989, transferred and conveyed to Leigh M. Bullen, Trustee, the property described in Exhibit A hereto (the "property"), said Deed of Trust being of record in Book 7784, Page 631, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, said Appointment of Substitute Trustee being of record in Book 8261, Page 259, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 12:00 o'clock noon, on March 1, 1991, at the Davidson County Courthouse, Nashville, Tennessee when and where Dominion Asset Management in Tennessee ("Grantee") became the last and highest bidder for cash at the price of Eighty-five Thousand and 00/100 Dollars ($85,000.00);

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Substitute Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all redemptive rights which may be exercised by any governmental taxing authority.

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

4. Restrictive Covenants of record in Book 7260, Page 483, and Book 7292, Page 315, said Register's Office.

5. All matters contained on a Plan of Record in Book 6900, Pages 598-602, said Register's Office.

Words used herein indicating number or gender shall be read as context may require.

Dated this 4th day of March, 1991.

Thomas W. Lawless substitute trustee
Thomas W. Lawless, as Substitute Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Parker, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of March, 1991.

Sherry Parker
Notary Public

My Commission Expires: 9/24/94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00.

Thomas W. Lawless
Affiant

Subscribed and sworn to before me this 4th day of March, 1991.

Sherry Parker
Notary Public

My Commission Expires: 9/24/94

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Revised Section Two Otter Wood, as of record in Plat Book 6900, Pages 598-602, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to M. Michael Nixon and Nickolas D. Verban, Jr., both unmarried, by deed of record in Book 7784, Page 628, Register's Office for Davidson County, Tennessee. The said M. Michael Nixon and Michael Nixon being one and the same person.

99404

IDENTIF. TNREFERENCE

MAR 15 11 26 AM '91

DAVIDSON COUNTY, TN.

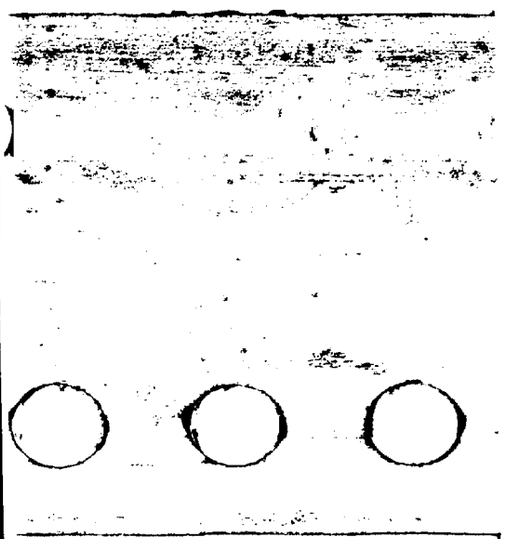
3987 03/15 1101 03CHECK 290.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



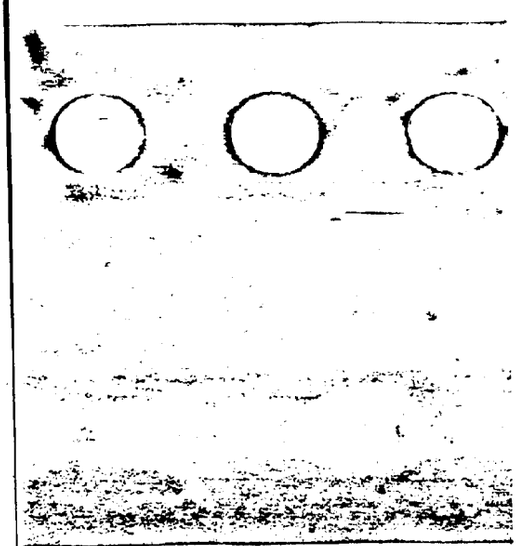
RECEIVED OF _____

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	85000.00
CON TX	280.50
PRFEE	1.00
WDEED	9.00
TOTAL	290.50
CHECK	290.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/13/91 01 11:28 0001 3887

9 9 4 U 4

IDENTIF. REFERENCE

Mar 15 11 26 AM '91

DAVIDSON CO., TN.

No. 404661