FILE BOX 61

Prepared by: Walt, Dyer & James, Attorneys
One Burton Hills Blvd. #130
Nashville, TN. 37215

ADDRESS OF NEW OWNERS

Goodwin Mortgage Corp.
2865 Summer Oaks Dr.
Suite A
Bartlett, TN. 38134

SEND TAX BILLS TO:

SAME

MAP:191-1-A
PAR:34-C0

SUSTITUTE TRUSTEE'S DEED

This instrument is made and entered into this 19th day of March, 1991, by and between Kenneth M. Ballew, Substitute Trustee, appointed as Substitute Trustee by instrument of record in Book 8287, Page 739, in the Register's Office for Davidson County, Tennessee, the PARTY OF THE FIRST PART, and Goodwin Mortgage Corporation, the Grantee herein, the PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by Deed of Trust dated December 21, 1988 and of record in Book 7742, Page 966, in the Register's Office for Davidson County, Tennessee, Glen M. King and wife Mary F. King conveyed to Richard P. Sims, Trustee, to secure to Tennessee Mortgage Corporation the payment of one note in the amount of Seventy Two Thousand Seven Hundred Eleven AND 00/00 ($72,711.00).

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell the property secured by the said Deed of Trust, the PARTY OF THE FIRST PART did, by publication in the The Nashville Record advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at the Front door of the Court House in Nashville, Davidson County, Tennessee, and after receiving competitive bids, sold the property to Goodwin Mortgage Corporation, at the price of $89,452.05,

this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH:: THAT FOR AND IN CONSIDERATION OF THE SUM OF $89,452.05, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto PARTY OF THE SECOND PART, its successors, heirs or assigns, forever, the following described tract or tracts of land, to wit:

Land in Davidson County, Tennessee, Being Lot number 34 on the Plan of Mullen Valley, Phase 2, as of record in Book 6250, Page 477, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Glen M. King and wife Mary F. King by deed from Jerry Butler Builders, Inc. of record in Book 7742, Page 963, said Register's Office.

This is improved real property with a mailing address of 2108 Mullen Circle Nashville Tennessee 37217.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto PARTY OF THE SECOND PART, its successors, heirs or assigns, in fee simple, but subject to any real estate taxes or rights of equity of redemption, and deeds of trust, if any.

And PARTY OF THE FIRST PART, as SUBSTITUTE TRUSTEE, does hereby transfer, assign and set over unto PARTY OF THE SECOND PART all of the covenancts and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as SUBSTITUTE TRUSTEE BUT NOT FURTHER OR OTHERWISE. WITNESS MY HAND this 19th day of March, 1991.

Kenneth M. Ballew, Substitute Trustee

02057

IDENTIF. REFERENCE

MAR 27 | 58 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

6922 03/27 0101 03CHECK 305.35

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary, personally appeared Kenneth M. Ballew, Substitute Trsutee, with whom I am personally acquainted and who, upon his oath, acknowledged that he executed the forgoing instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 1991.

Notary: _____ my commission expires: 5.8.91

Sate of Tennessee
County of Davidson

The actual consideration or value for this transaction, whichever is greater, is $89,452.05

_____
Affiant

Subscribed to or sworn to before me this 19th day of March, 1991.

Notary: _____ my commission expires: 5.8.91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8317 PAGE 416

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	89452.05
CON TX	295.35
PRFEE	1.00
MTGFEE	9.00
TOTAL	305.35
CHECK	305.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/27/91 01 13:58 0001 6922

02057.

IDENTIF. REFERENCE

MAR 27 1 58 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407656