This Instrument Prepared By:
William R. O'Bryan, Jr., Esq.
25th Fl., Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Resolution Trust Corporation
P.O. Box 1500
Valley Forge, PA 19482-1500

Map 43-01 Parcels 177 and 178

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated March 21, 1984, to Joseph A. Morris, Trustee, executed by Michael P. Tabor and wife, June P. Tabor, as same appears of record in Book 6259, page 894, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Joseph A. Morris, as Trustee under said Deed of Trust and has nominated and appointed Brenda G. Bentley as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8209, page 651, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Brenda G. Bentley, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 10, 1991, and subsequent insertions appearing on January 17, 1991, and January 24, 1991, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 1, 1991, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Resolution Trust Corporation at and for the sum of Eighty-Nine Thousand Two Hundred Fifty and 00/100 ($89,250.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Resolution Trust Corporation, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Brenda G. Bentley, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Resolution

Trust Corporation, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 10 and 11 on the plan of Section One, Pierce Place, of record in Book 5190, page 733, and further described as part of Lot No. 20 on the plan of Dixie Pure Food Company's Subdivision, of record in Book 421, page 30, both in the Register's Office for said County.
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> Said property fronts 100.00 feet on the Southeasterly margin of Pierce Road and extends back 176.96 feet on the Southwesterly line and 160.00 feet on the Northeasterly line to a broken line in the rear, measuring 102.79 feet thereon.
>
> Being the same property conveyed to J & J Investments, a general partnership composed of Bobby G. Johnson and B. R. Jackson, by deed from Abe Assadi and wife, Marlayne Assadi and Hamid Dousthaghighi and wife, Martina Dousthaghighi, of record in Book 7234, page 571, Register's Office for Davidson County, Tennessee.

This is improved property known as Lot Nos. 10 and 11, Section One, Pierce Place Subdivision, 1321 and 1323 Pierce Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Resolution Trust Corporation, its successors and assigns, in fee simple forever. The said Brenda G. Bentley, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Brenda G. Bentley, as Substitute Trustee, has executed this instrument on the 6th day of February, 1991.

Brenda G. Bentley

BRENDA G. BENTLEY
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brenda G. Bentley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6th day of February, 1991.

Jane E. Thompson
NOTARY PUBLIC

My commission expires: 3/26/94

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $89,250.00.

Brenda G. Bentley
Affiant

Sworn to and subscribed before me, this 6th day of February, 1991.

Jane E. Thompson
Notary Public

My commission expires: 3/26/94

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033307

IDENTIF. REFERENCE

APR 1 3 49 PM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

7:BGB0205912.WP