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.:
Joseph W. Hamil	Same	72-9-393
1017 Carolyn Avenue		15DA-02580
Nashville, TN 37216		

IDENTIFICATION REFERENCE
APR 5 3 38 PM '91
KELLY J. THOMAS, JR.
DAVIDSON COUNTY TRUSTEE

04755

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 28, 1988, executed by Robert A. Hanusovsky to Scott Williams, Trustee, of record in Book 7614, page 119, Register's Office for Davidson County, Tennessee; and

WHEREAS, by instrument of record in Book 8278, page 921, said Register's Office, Jennifer Hanusovsky has waived any and all rights in the hereinafter described real property and acknowledged the Deed of Trust of record in Book 7614, page 119, said

RECORDING FEE 92.50

Register's Office; and

WHEREAS, Sovran Bank/Central South, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7614, page 119, 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 8263, page 949, 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 Thursday, March 21, 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

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 Twenty Five Thousand and No/100 Dollars ($25,000.00) by Joseph W. Hamil and wife, Eunice R. Hamil (hereinafter jointly 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 Twenty Five Thousand and No/100 Dollars ($25,000.00) cash in hand paid by the Grantee, Sam J. McAllester, III, 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:

> Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Irvington, as of record in Book 843, page 60, Register's Office for said County.
>
> Said Lot No. 49 fronts 60 feet on the northerly side of Carolyn Avenue and runs back between parallel lines 175 feet to a dead line in the rear on which it measures 60 feet.
>
> Being the same property conveyed to Robert A. Hanusovsky and wife, Jennifer Hanusovsky, by deed from the Estate of Mildred B. Black by Sheryl Burke Mevis, Executrix, of record in Book 7614, page 116, Register's Office for Davidson County, Tennessee.

Said property is known as 1023 Carolyn Avenue, 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 April, 1991.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Dana B. Smith, 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 April, 1991.

Dana B. Smith
NOTARY PUBLIC

My Commission Expires:

5/20/92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Joseph W. Hamil
AFFIANT

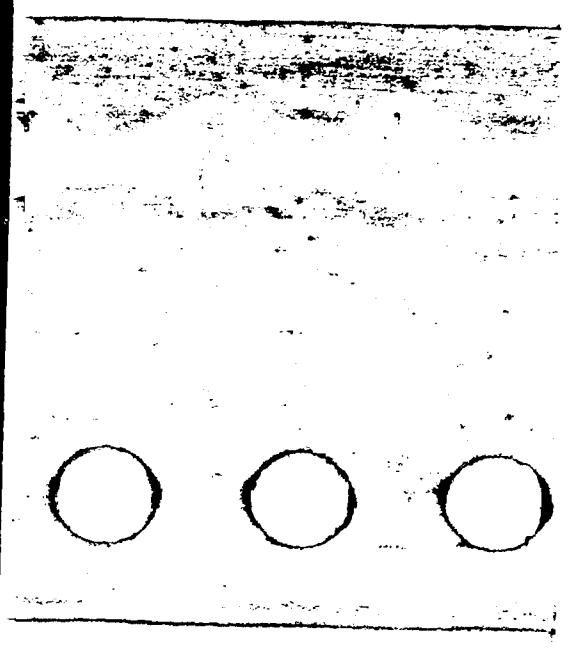
Subscribed and sworn before me on this 5th day of April, 1991.

Dana B. Smith
NOTARY PUBLIC

My Commission Expires:

5/20/92

BWRDM4



OFFICIAL RECEIPT

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

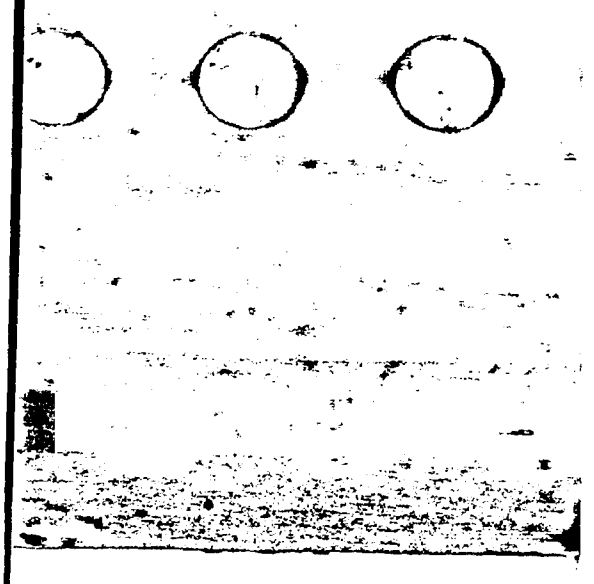
RECEIVED OF _____

FOR _____

BOOK 8325 PAGE 541

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



MAMT 25000.00
MOR TX 82.50
PRFEE 1.00
MISC 9.00
TOTAL 92.50
CHECK 92.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/05/91 01 15:38 0001 2622

04755

IDENTIF. TREFERENCE

APR 5 3 39 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 410710