FROM: KEVIN S. KEY, Substitute Trustee

TO: ITT FINANCIAL SERVICES
2121 North Gallatin Road
Madison TN 37115

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Address New Owner as follows:

3259 04/09 0101 03CHECK 208.00

ITT FINANCIAL SERVICES
2121 North Gallatin Road
Madison TN 37115

Send Tax Bills To:

Same

Map and Parcel No. 72-4-275

This Instrument Prepared by:

Mail Kevin S. Key, P.O. Box 1022, Franklin, TN 37065

APR 9 9 40 AM '91
DAVIDSON COUNTY TN

IDENTIF. REFERENCE 05282

TRUSTEE'S DEED

WHEREAS, by deed of trust dated January 29, 1990, of record in Book 8037, Page 906, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"), Teresa D. Bowker conveyed to Phil Carlton, Trustee, the hereinafter described real estate (hereinafter referred to as "Property"), to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust (hereinafter referred to as the "Note"), and

WHEREAS, default having occurred in the payment of the Note and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed Kevin S. Key, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Kevin S. Key, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon on March 8, 1991, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower,

and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on February 14, 21 and 28, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, ITT FINANCIAL SERVICES, acting through its agent, was the highest and best bidder.

NOW, THEREFORE, the undersigned, Kevin S. Key, Substitute Trustee, pursuant to the bid of ITT FINANCIAL SERVICES, acknowledges receipt of the sum of Sixty Thousand ($60,000) Dollars, which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto ITT FINANCIAL SERVICES, a corporation organized under the laws of the State of Tennessee, its successors and assigns, the following described real estate in Davidson County, Tennessee:

> Land in Davidson county, Tennessee, being the Northeasterly triangular part of Lot No. 1 and the Southwesterly triangular part of Lot No. 2, of Block "D" on the plan of Country club Estates, of record in Book 843, page 95, Register's Office for said County, and described according to a copy of a survey thereof made by A. J. Wilkinson, Surveyor, August 16, 1956, as follows:
>
> BEGINNING at an iron pin in the westerly margin of McGavock Pike or Avenue 100.1 feet north of the margin of Janie Avenue; thence with the margin of McGavock Pike, northerly 80 feet to an iron pin which is 33-1/2 feet south of the corner of Lots 2 and 3 on said plan; thence Westerly 151.8 feet to the east line of Lot 34 and the corner of Lots 1 and 2; thence with the line between Lots 1 and 34; southwesterly 51 feet to an iron pin; thence easterly 155.2 feet to the point of beginning.
>
> Being the same property conveyed to Teresa D. Bowker by Deed from ITT Financial Services, of record in Book 8037 page 903, Register's Office of Davidson County, Tennessee.

This is improved property known as 1903 McGavock Pike, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD the Property, with the appurtenances, title and interest thereto belonging to ITT FINANCIAL SERVICES, its successors and assigns, forever; and

Kevin S. Key, Substitute Trustee, does hereby transfer, assign and set over unto ITT FINANCIAL SERVICES, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Kevin S. Key, Substitute Trustee, has executed this instrument on this 3 day of April, 1991.

_____(L.S.)
KEVIN S. KEY
Substitute Trustee

STATE OF TENNESSEE)
)ss.
COUNTY OF WILLIAMSON)

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On April 3, 1991, before me, the undersigned, a notary public within and for the state and county aforesaid, personally appeared Kevin S. Key, with whom I am personally acquainted, who upon his oath acknowledged himself to be the Substitute Trustee of ITT Financial Services, and that he, as such Substitute Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing his name as such Substitute Trustee.

Theresa McAbee
Notary Public, County, Tennessee
My Commission Expires: 1-25-93

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)ss.
COUNTY OF WILLIAMSON)

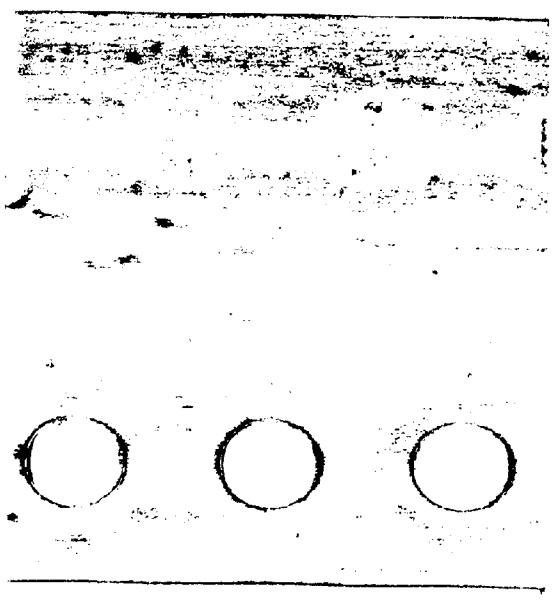
The actual consideration or value, whichever is greater, for this transfer is $60,000.

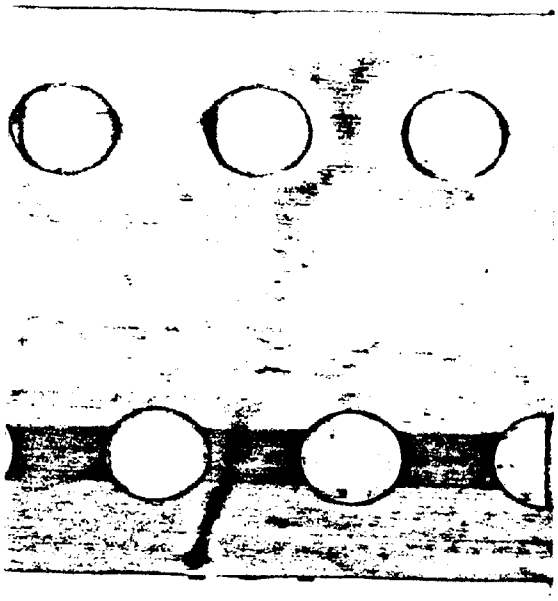
_____
Affiant

Subscribed and sworn to before me
this 3rd day of April, 1991.

Theresa McAbee
Notary Public, County, TN
My Commission Expires: 1-25-93

NOTARY PUBLIC AT LARGE





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 60000.00
CON TX 198.00
PRFEE 1.00
WDEED 9.00
TOTAL 208.00
CHECK 208.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/09/91 01 09:38 0001 3259

05282

IDENTIF. TREFERENCE

APR 9 9 40 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 411338