This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

DEED BY SUBSTITUTE TRUSTEE UNDER FORECLOSURE

ADDRESS NEW OF OWNER:	SEND TAX BILLS TO:	MAP PARCEL #:
Estate of Douglas A. Adams c/o Marilyn D. Adams, Administratrix 45 Edwina Court Dayton, NJ 08810	Same	93-11 237 12W-03005

This deed made and entered into on this 11th day of April, 1991, by and between John B. Owens, Jr., acting as substitute trustee and grantor as hereinafter provided (the "Substitute Trustee") and Marilyn Dey Adams, Administratrix of the Estate of Douglas A. Adams (the "Grantee").

W I T N E S S E T H:

WHEREAS, Douglas A. Adams and Marilyn Adams transferred to the Trustee the real estate with improvements thereon described in a deed of trust dated March 31, 1986, and recorded in Book 6850, page 760, in the office of the Register of Deeds of Davidson County (the "Real Estate");

WHEREAS, Lawrence M. Papel was appointed Trustee in the said Deed of Trust;

WHEREAS, John B. Owens, Jr., was appointed Substitute Trustee in an instrument of record in the Register's Office for Davidson County, Tennessee, in Book 8200, page 992;

WHEREAS, Douglas A. Adams died on June 3, 1989, a resident of Williamson County, Tennessee;

WHEREAS, Marilyn Dey Adams, the surviving spouse of the decedent Douglas A. Adams was appointed Administratrix of the Estate of Douglas A. Adams on June 22, 1989, by the Chancery Court of Williamson County, Tennessee, Probate No. P-89-362; and

WHEREAS, default having been made in the terms, conditions and payments provided for in the said deed of trust and the

lawful owner and holder of the indebtedness secured thereby having called upon the Substitute Trustee to foreclose the said deed of trust according to its terms, the Substitute Trustee, after due advertisement in The Nashville Record on October 4, 1990, and October 11, 1990, and October 18, 1990, as required by law and under the terms of the deed of trust, offered the Real Estate for sale at the south door of Davidson County Courthouse at 11:00 a.m., on the 29th day of October, 1990, when and where Marilyn Dey Adams, Administratrix of the Estate of Douglas A. Adams became the last and highest bidder at the price of One Hundred Fifteen Thousand One Hundred Fourteen and 63/100 Dollars ($115,114.63);

NOW, THEREFORE, in consideration of the premises and of the receipt of the said sum of One Hundred Fifteen Thousand One Hundred Fourteen and 63/100 Dollars ($115,114.63), the Substitute Trustee has bargained, sold and by these presents does bargain, sell and convey unto the Grantee, its successors and assigns, the Real Estate which is located in Davidson County Tennessee and described as follows:

> LAND in Davidson County, Tennessee, being part of Lots Nos. 20 and 21, on the Map of Lindsley Property, of record in Book 21, page 25, Register's Office for Davidson County, Tennessee, as follows:
>
> BEGINNING at a point in the south margin of Lindsley Avenue 60 feet west of the westerly margin of Berrien Street, at the northwest corner of the property conveyed to Sophia Fisher and husband, by deed of record in Book 1006, page 346, Register's Office for Davidson County, Tennessee; thence along Fisher's west line southerly, parallel to the west margin of Berrien Street, 110 feet to the north line of Lot No. 22; thence with said line westerly 100 feet to the east margin of a 20-foot alley; thence with the margin of said alley, northerly 10 feet to a point at the southwest corner of the property conveyed to G. W. Saunders and wife, by deed of record in Book 1218, page 443, Register's Office for Davidson County, Tennessee; thence along Saunder's south line easterly 40 feet to Saunder's southwest corner; thence northerly along Saunder's east line 100 feet to the south margin of Lindsley Avenue; thence with the south margin of Lindsley Avenue, easterly 60 feet to the point of beginning.
>
> BEING the same property conveyed to Lindsley Properties, Ltd., a Tennessee limited partnership, by deed from Douglas A. Adams, of record in Book 6850, page 760, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 53 Lindsley Avenue, Nashville, TN 37210.

This conveyance is made subject to all easements, restrictions, encumbrances, property taxes and liens whatsoever.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns in as full and ample a manner as the Substitute Trustee has power to convey the same. Conveyance is made by the Substitute Trustee subject to all restrictions, easements, encumbrances, including real estate taxes, any and all redemption rights, including rights of redemption of any governmental agency, and any and all prior liens and encumbrances which may affect the premises including but not limited to a first deed of trust conveyed to James William Hofstetter, Jr., Trustee, and recorded in Book 6715, Page 908, of the said Register's Office.

WITNESS my hand this 11th day of April, 1991.

John B. Owens, Jr.,
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki M. Herring, a Notary Public in and for said County and State, John B. Owens, Jr., Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of April, 1991.

Vicki M. Herring
NOTARY PUBLIC

My Commission Expires: 11-27-93.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3993 04/11 0101 03CHECK 392.83

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,114.63.

J.B.O.
AFFIANT

Subscribed and sworn to before me this the 11th day of April, 1991.

Vicki M. Herring
NOTARY PUBLIC

My Commission Expires: 11-27-93.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

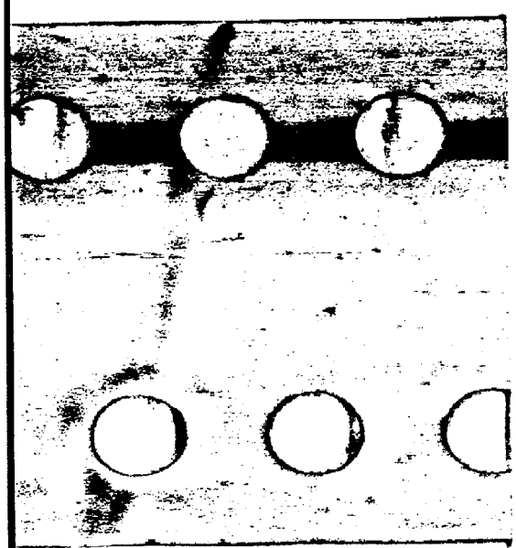
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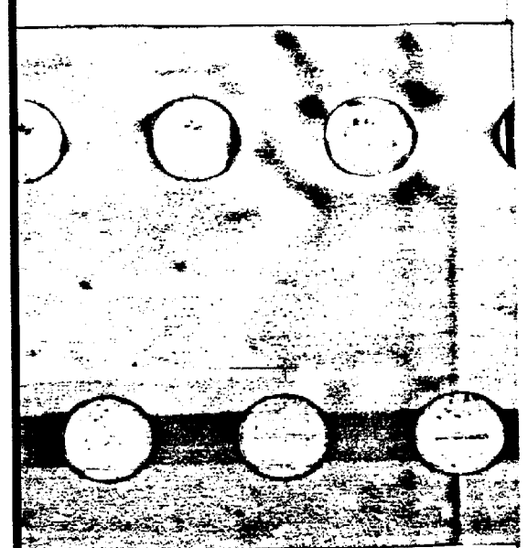
IDENTIF. REFERENCE

APR 11 10 20 AM '91

FELIX Z. DAVIDSON COUNTY TN.

039





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8328 PAGE 398

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	115114.63
CON TX	379.83
PRFEE	1.00
WDEED	12.00
TOTAL	392.83
CHECK	392.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/11/91 01 10:18 0001 3993

05922

IDENTIF. REFERENCE

APR 11 10 20 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 412062