Tennessee
81-16-541

Donald E. Gardner
FUMC #947-367285

BOOK 8337 PAGE 216

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 13, 1989, and recorded in Book 7793, Page 256 in the Register's Office of Davidson County, Tennessee, Donald E. Gardner, conveyed to Robert J. Notestine III, Trustee(s), the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by instrument of record in Book 8313, Page 843 in the Register's Office of said County; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS, in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement the sale was appointed to be held on the 24th day of April, 1991, at the main south door of the Courthouse of Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale First Union Mortgage Corporation, a corporation whose address is P.O. Box 18109, Raleigh, North Carolina 27619 being the highest and best bidder, became the purchaser of said property at and for the sum of Fifty-one Thousand Two Hundred Twenty-five and 57/100 Dollars; 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 the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Union Mortgage Corporation of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Arnold M. Weiss, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said First Union Mortgage Corporation, its successors and assigns in fee simple forever, the property above mentioned and now further described as being in, County of Davidson, State of Tennessee, to-wit:

Being Lot No. 28 on the plan of Porterfield and Glasscock Subdivision, of record in Book 19, Page 124, Register's Office, Davidson County, Tennessee.

Said Lot No. 28 fronts 50 feet on the southerly margin of Meharry Boulevard (formerly Porterfield Street) and extends back between parallel lines 160 feet to an alley.

Donald E. Gardner obtained title to the above referenced real estate by Deed of record in Book 7783, Page 98, Register's Office of Davidson County, Tennessee.

09258
IDENTIF. REFERENCE
APR 24 3 47 PM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

Subject to any unpaid taxes.

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 First Union Mortgage Corporation, its successors and assigns in fee simple forever, to whom the said Arnold M. Weiss, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

The said Substitute Trustee has applied the consideration as follows:

Recording Appointment of Substitute Trustee	$ 6.00
Publication Expense	234.90
Attorney's Fees and Trustee's Fees	500.00
Credit on Note	50,484.67
	$51,225.57

IN WITNESS WHEREOF, the said Arnold M. Weiss, Substitute Trustee, has hereunto set his hand and seal this 24th day of April, 1991.

ARNOLD M. WEISS, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 24th day of April, 1991, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Arnold M. Weiss to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Kathy S Ruffin
NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 1993

State Tax $
Clerk's Fee $
TOTAL $

PROPERTY ADDRESS
1109 Meharry Boulevard
Nashville, TN 37208

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

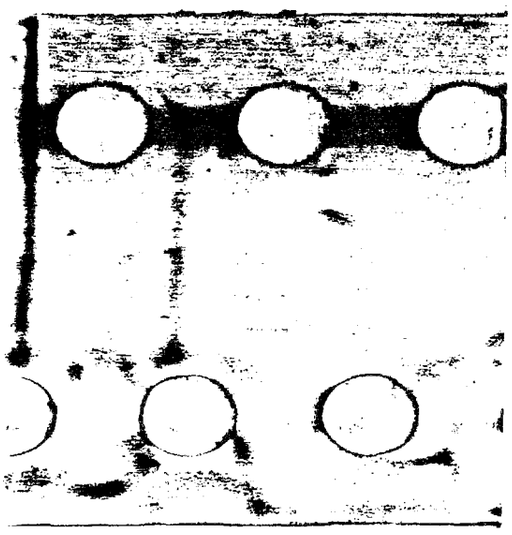
First Union Mortgage Corporation
P.O. Box 18109
Raleigh, NC 27619

Mortgagee: None
This instrument prepared by:
Arnold M. Weiss
Attorney at Law
208 Adams Avenue
Memphis, Tennessee 38103

STATE OF TENNESSEE
COUNTY OF SHELBY
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 51,225.57
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF April 1991
Kathy S Ruffin
Notary Public
MY COMMISSION EXPIRES My Commission Expires July 13, 1993

Mail to

7878 04/24 0101 03CHECK 175.96





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8337 PAGE 218

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	51225.57
CON TX	168.96
PRFEE	1.00
MDEED	6.00
TOTAL	175.96
CHECK	175.96

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/24/91 01 15:45 0001 7878

09258.

IDENTIF. REFERENCE

APR 24 3 47 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 415891