This Instrument Prepared By:
Lawless & Associates, P.C.
Nineteenth Floor
First American Center
Nashville, TN 37238-0068

SUBSTITUTE TRUSTEE'S DEED

BOOK 8346 PAGE 545

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Carl R. McWhirter and wife 2210 Crocker Springs Road Goodlettsville, TN 37072	Same	Map 061-14-0 Parcel 113.00

WHEREAS, Mike B. Malone, unmarried, Calvin L. Tate and wife Teresa L. Tate by Deed of Trust (the "Deed of Trust") dated May 11, 1984, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "property") (said Deed of Trust being of record in Book 6298, page 547, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Substitute Trustee being of record in Book 8177, page 572, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at the Main door of the Courthouse in Nashville, Davidson County, Tennessee, when and where Carl R. McWhirter and wife Mary C. McWhirter ("Grantee") became the last and highest bidder for cash at the price of Eighteen Thousand and 00/100 ($18,000.00) Dollars.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Substitute Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all redemptive rights which may be exercised by any governmental taxing authority.

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

4. Any and all matters shown on a Plan of record in Book 6050, page 125, Register's Office for Davidson County, Tennessee.

5. Delinquent property taxes for the years 1988, 1989, 1990, and 1991, said taxes being expressly assumed and paid by Grantee.

Words used herein indicating number or gender shall be read as context may require.

Dated this 2nd day of May, 1991.

Thomas W. Lawless

Thomas W. Lawless, as
Substitute Trustee, and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sherry Parker, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of May, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $18,000.00.

Carl K. Martin
AFFIANT

Subscribed and sworn to before me this 2nd day of May, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Part of Lots 73 and 74 on the Plan of Maplewood Home Trace, of record in Book 6050, Page 125, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael B. Malone and Calvin L. Tate, as tenants in common, by deed from Julia Ruth Dickson, James Richard Ruffell and Mary Hester Lockley, all the heirs at law of Estelle Cooper Ruffell (deceased) of record in Book 6291, Page 120, Register's Office for Davidson County, Tennessee, as re-recorded of record in Book 6444, page 834, said Register's Office.

12401

IDENTIF. REFERENCE

MAY 7 9 13 AM '91

FELIX Z. [illegible]
DAVIDSON COUNTY TN.

PICK-UP

7819 05/07 0101 03CHECK 69.40



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8346 PAGE 548

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 18000.00
CON TX 59.40
PRFEE 1.00
MDEED 9.00
TOTAL 69.40
CHECK 69.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 9113 0001 9818

12401

IDENTIF. REFERENCE

MAY 7 9 13 AM '91

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 419455