This Instrument Prepared By:
KING & BALLOW
1200 Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37219-0373
(615) 259-3456

Address New Owner:

SOUTHEASTERN FEDERAL SAVINGS BANK
First Southeastern Center
112 South Tryon Street
Charlotte, North Carolina 28284

Send Tax Statements To:

Same as new owner

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions, and payments made and provided for in a Deed of Trust dated September 19, 1988, executed by LEONARD CALVIN McKINNEY, to TFM, INC., Trustee, which is recorded in Book 7659, page 742, Register's Office for Davidson County, Tennessee; and,

WHEREAS, FRANK S. KING, JR. or SARAH JANE LINDSAY have been appointed Substitute Trustee by the owner and holder of said note, etc. by an instrument of record in Book 8299, Page 269, said Register's Office; and,

WHEREAS, the entire indebtedness was declared due and payable, and payment not having been made as demanded, and having been requested so to do by the lawful holder and owner of the indebtedness secured by said Deed of Trust, I, SARAH JANE LINDSAY, Substitute Trustee, caused said real estate to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold on May 6, 1991, at 10:30 a.m., prevailing time, at the front door of the Courthouse of Davidson County, Tennessee, to the highest bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower, and all other rights and exemptions of every kind; but subject to any and all prior mortgages, liens, claims, or encumbrances, unpaid real estate taxes, restrictive covenants, easements, and setback lines, if any; and,

WHEREAS, at the time and place stated in said advertisement, I, SARAH JANE LINDSAY, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest bid received was the sum of $44,200.00, by SOUTHEASTERN FEDERAL SAVINGS

BANK, and said property was knocked off and sold to SOUTHEASTERN FEDERAL SAVINGS BANK.

NOW, THEREFORE, in consideration of the premises and the sum of $44,200.00 cash in hand paid by SOUTHEASTERN FEDERAL SAVINGS BANK, I, SARAH JANE LINDSAY, Substitute Trustee, have this day bargained and sold and by these presents do transfer and convey to SOUTHEASTERN FEDERAL SAVINGS BANK, its successors 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. 42 on the Plan of Timberwood Estates, Section 4, as of record in Book 6900, Page 228, Register's Office for Davidson County, Tennessee, to which reference is made hereby for a more complete and accurate description.
>
> BEING part of the property conveyed to Earheart Realty and Construction Company, Inc., by deed from Jack Driver, Trustee, of record in Book 6515, Page 647, said Register's Office.
>
> The street address of the property is: 3604 Chesapeake Drive, Nashville, Tennessee.
>
> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to SOUTHEASTERN FEDERAL SAVINGS BANK, its successors and assigns forever.

And I covenant with the said SOUTHEASTERN FEDERAL SAVINGS BANK that I am lawfully seized and possessed of said real estate as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, have a good right to sell and convey the same, and that the same is unencumbered, except as aforementioned and except for any and all prior mortgages, liens, claims, or encumbrances, unpaid real estate taxes, restrictive covenants, easements, and setback lines; if any.

I further covenant and bind myself/my successors, heirs and assigns, to warrant and forever defend the title to said real estate to SOUTHEASTERN FEDERAL SAVINGS BANK, its successors and

assigns, against the lawful claims of all persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate than I received as Substitute Trustee.

WITNESS my hand this 8 th day of May, 1991.

Sarah Jane Lindsay
SARAH JANE LINDSAY
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, NORA C. BRANDON, a Notary Public in and for the State and County aforesaid, SARAH JANE LINDSAY, Substitute Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 8 th day of May, 1991.

My Commission Expires:
My Commission Expires March 27, 1993

Nora C. Brandon
NOTARY PUBLIC

NORA C. BRANDON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $44,200.00.

Sarah Jane Lindsay
AFFIANT

Subscribed and sworn to before me this 8 th day of May, 1991.

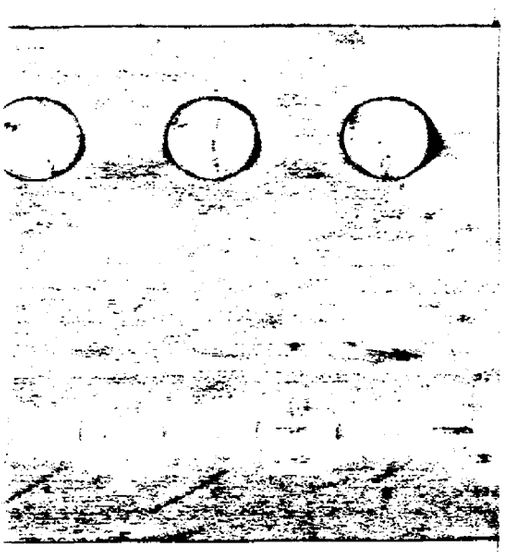
My Commission Expires:
My Commission Expires March 27, 1993

Nora C. Brandon
NOTARY PUBLIC

NORA C. BRANDON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

13019
IDENTIF. TREFERENCE
MAY 8 4 14 PM '91
FELIX Z. [illegible]
DAVIDSON COUNTY TN.
$0.00
0512 05/08 0101 03CHECK 155.86





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8348 PAGE 346

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 44200.00
CON TX 145.86
PRFEE 1.00
WDEED 9.00
TOTAL 155.86
CHECK 155.86

05/08/91 01 16:14 0001 0512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13019

IDENTIF. TREFERENCE

MAY 8 4 14 PM '91

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

No. 420141