STATE OF TENNESSEE)
COUNTY OF HENRY)

The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Thomas D. Enoch
Affiant

Subscribed and sworn to before me, this 14th day of May, 1991.

Melinda Dunlap
Notary Public

My Commission Expires: 11/20/93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Box 44

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Liberty Federal Savings Bank 914 East Wood Street P.O. Box 1149 Paris, TN 38242-1149	SAME	3-60 10D-51521

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, TODD A. MADDUX and wife, **CATHERINE H. MADDUX,** by a Deed of Trust (the "Deed of Trust") dated September 30, 1988, of record in Book 7669, page 572, Register's Office for Davidson County, Tennessee, conveyed to Thomas D. Enoch, Trustee, the hereinafter real property to secure the payment to Liberty Federal Savings Bank, a federal savings bank, of indebtedness more fully described in said Deed of Trust; and

WHEREAS, Wesley D. Turner was appointed Substitute Trustee by the owner and holder of said indebtedness by an instrument of record in Book 8316, page 528, Register's Office for said County; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the The Nashville Record on Thursday, April 18, 1991, Thursday, April 25, 1991, and Thursday, May 2, 1991; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 o'clock A.M. on Thursday, May 9, 1991, and **LIBERTY FEDERAL SAVINGS BANK, a federal savings bank**, (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **ONE HUNDRED FORTY THOUSAND AND NO/100 ($140,000.00) DOLLARS**, which sum was set off against the secured indebtedness.

NOW, THEREFORE, Wesley D. Turner, in his capacity as Substitute Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

A tract of land in the 10th, formerly 20th, Civil District of Davidson County, Tennessee, being part of Lots 5 and 6 on the Plan of the Division of the lands of the heirs of Isam Butterworth and Phillip Joiner, deceased, as of record in Book 161, page 22, Register's Office for Davidson County, Tennessee, and being more particularly described as Tract No. 1 according to a survey by A & A Engineers, Inc., dated March 27, 1986, Job No. 2575-86, as follows:

Beginning at a corner post in the west margin of Tinnon Road in the southeast corner of the tract herein described; thence North 86 degrees 27 minutes 32 seconds West 1,074.17 feet to an iron pin; thence North 14 degrees 11 minutes 08 seconds East 162.98 feet to an iron pin, thence South 86 degrees 43 minutes 02 seconds West 931.29 feet to an iron pin in the west margin of Tinnon Road; thence with the west margin of Tinnon Road, South 20 degrees 15 minutes 33 seconds East 296.00 feet to the point of beginning, containing 5.0 acres, more of less.

Being the same property conveyed to Todd A. Maddux and wife, Catherine H. Maddux, by deed from Robert J. Huffines and wife, Cathy Huffines, of record in Book 7669, page 569, Register's Office for said County.

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property.
2. Restrictive covenants contained in an instrument of record in Book 7052, page 454, Register's Office for said County.
3. Easement for electric power lines as of record in Book 653, page 40, Register's Office for said County.
4. Matters which an accurate survey of the premises would disclose.
5. Any other matters having a priority over the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real estate free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and exemptions of every

kind, all of which have been waived in the Deed of Trust, 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.

Wesley D. Turner, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 9th day of May, 1991.

Wesley D. Turner, Substitute Trustee

Wesley D. Turner, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, SUBSTITUTE TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 1991.

Notary Public

My Commission Expires: 5-23-94

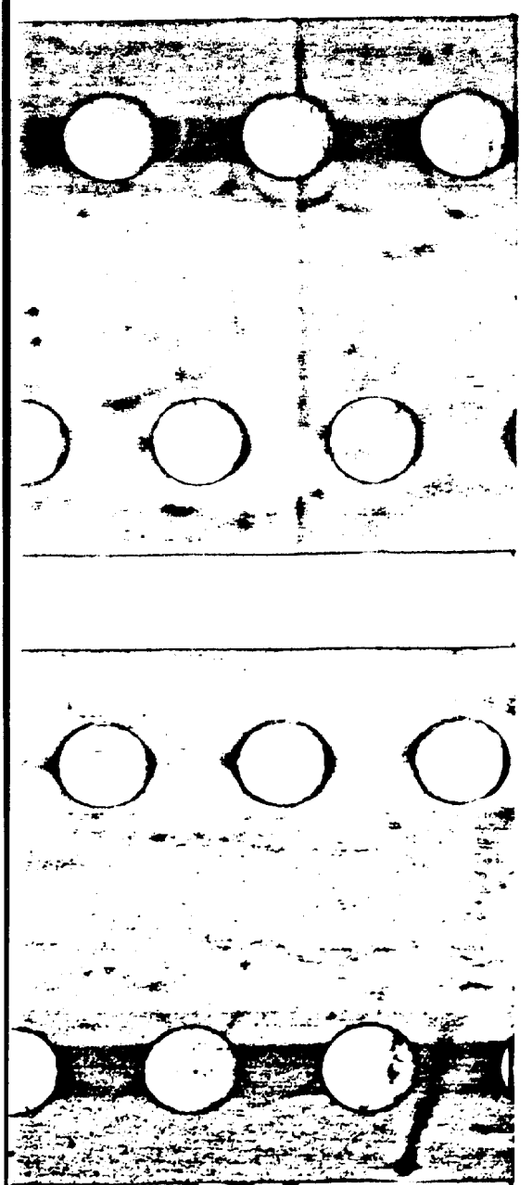
2414 05/15 0101 03CHECK 472.00

I.4590

IDENTIFICATION REFERENCE

MAY 15 1 51 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8352 PAGE 605

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 140000.00
CON TX 462.00
PRFEE 1.00
WDEED 9.00
TOTAL 472.00
CHECK 472.00

05/15/91 01 13:53 0001 2414

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:4590

IDENTIFICATION REFERENCE

MAY 15 1 51 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 422016