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

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Dominion Asset Management in Tennessee 150 Fourth Avenue North Nashville, Tennessee 37219 Attention: Barbara Shenberger	Same	Map 084-13-0 Parcel 021.00

WHEREAS, Ronald Edward Barnett, by Deed of Trust (the "Deed of Trust") dated July 27, 1987, 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 7312, page 980, 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 8270, page 385, 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 12:00 o'clock noon, May 17, 1991, at the Main door of the Courthouse in Nashville, Davidson County, Tennessee, when and where Dominion Asset Management in Tennessee ("Grantee") became the last and highest bidder for cash at the price of Forty-Five Thousand and 00/100 Dollars ($45,000.00).

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. Subject to all matters on a Plan of record in Plat Book 2331, page 22, said Register's Office.

5. Restrictive covenants of record in Book 2396, page 365, said Register's Office.

6. Agreed Order for Relief from Automatic Stay filed in United States Bankruptcy Court in re: Ronald Edward Barnett, Case No. 391-01291-KL3-7, and recorded in Book 8327, page 35, Register's Office for Davidson County, Tennessee.

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

Dated this 17th 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 17th day of May, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $45,000.00.

Thomas W. Lawless
AFFIANT

Subscribed and sworn to before me this 17th day of May, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

EXHIBIT A

Being Lot No. 96 on the Map of Donelson Hills, of record in Book 2331, page 22, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 109.99 feet on the easterly side of Dearborn Drive and runs back between lines, 185.9 feet on the northerly line and 206.4 feet on the Southerly line to a dead line measuring 73.2 feet thereon.

Being the same property conveyed to Ronald Edward Barnett by quitclaim deed from Mischel Denise Barnett of record in Book 7308, page 749, said Register's Office.

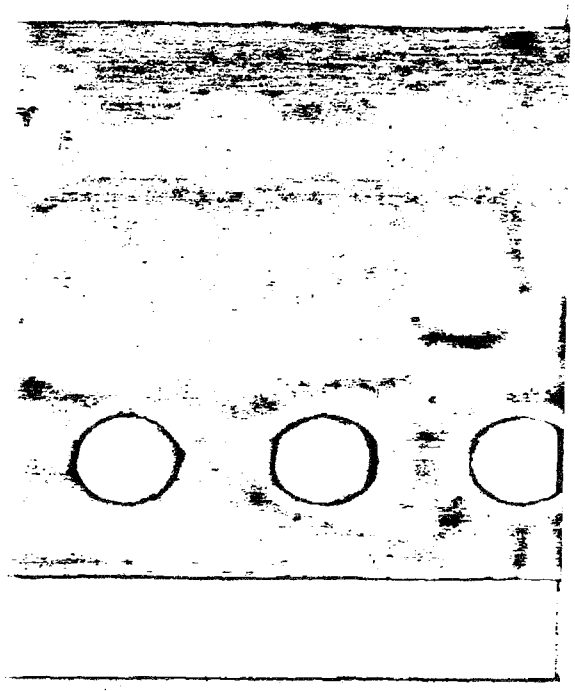
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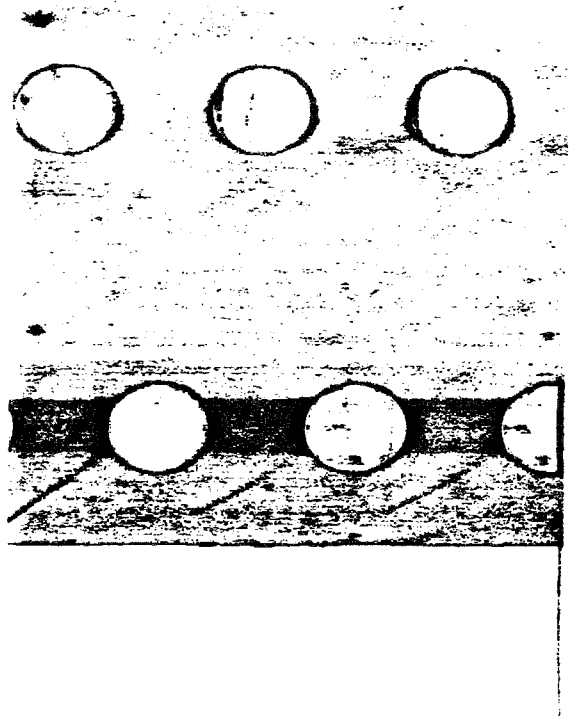
IDENTIFICATION

MAY 21 3 42 PM '91

3970 05/21 0101 03CHECK 158.50

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8356 PAGE 352

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 45000.00
CON TX 148.50
PRFEE 1.00
WDEED 9.00
TOTAL 158.50
CHECK 158.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15902

IDENTIFICATION REFERENCE

Mar 21 3 42 PM '91

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

No. 423556