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, TN 37219 Attention: Barbara Shenberger	Same	Map 071-16-0 Parcel 275.02

WHEREAS, Charles F. Brown, Jr. and wife Diane M. Brown by Deed of Trust (the "Deed of Trust") dated February 16, 1988, transferred and conveyed to Robert J. Notestine, III, Trustee, the property described in Exhibit A hereto (the "property") (said Deed of Trust being of record in Book 7471, page 416, 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 8350, page 254, 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 12:45 p.m., Thursday, June 13, 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 Seventy-Six Thousand Six Hundred Fifty and No/100 ($76,650.00) 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. Subject to all matters on a Plan of record in Plat Book 3500, page 124, Register's Office for Davidson County, Tennessee.

5. Easement for widening Mile End Avenue across front of lots 1 and 2.

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

Dated this 13th day of June, 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 13th day of June, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC LARGE STATE OF TENNESSEE

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $76,650.00.

Thomas W. Lawless
AFFIANT

Subscribed and sworn to before me this 13th day of June, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC LARGE STATE OF TENNESSEE

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 340, 341, 342, and 343 of the Oakwood Park Subdivision, of record in Book 3500, page 124, Register's Office for said County.

Said Lot No. 2 fronts 48.0 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.9 feet on the easterly line and 115.72 feet on the westerly line to a dead line in the rear, measuring 45.4 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being Lot No. I on the Plan of Resubdivision of Lots 340, 341, 342, and 343 of the Oakwood Park Subdivision, of record in Book 3500, page 124, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet on the easterly margin of N. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the easterly line and 52.6 feet on the southerly line to a point of intersection.

BEING the same property conveyed to CHARLES F. BROWN, JR. by Quitclaim Deed from Leonard H. McCormack of record in Book 7168, Page 93, Register's Office for Davidson County, Tennessee; Quitclaim Deed of record in Book 6588, page 158, said Register's Office; and by Deed of record in Book 6347, Page 78, said Register's Office.

5682 06/19 0101 03CHECK 262-78

2 3 8 3 2

IDENTIFICATION REFERENCE

JUN 19 12 17 PM '91

FELIX Z WILKINSON REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8378 PAGE 458

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 76650.00
CON TX 252.78
PRFEE 1.00
WDEED 9.00
TOTAL 262.78
CHECK 262.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2383.2

IDENTIFICATION REFERENCE

JUN 19 12 17 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 432697