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

SUBSTITUTE TRUSTEE'S DEED

BOOK 8379 PAGE 438

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Mercantile Savings Bank 8001 Kenwood Road Cincinnati, OH 45236 Attention: Mr. Herbert C. Brinkman	Same	Map 064-04-0 Parcel 037.00

WHEREAS, Dharmdeo N. Singh and wife Reva K. Singh by Deed of Trust (the "Deed of Trust") dated February 1, 1984, transferred and conveyed to Alfred C. Galloway, Trustee, the property described in Exhibit A hereto (the "property") (said Deed of Trust being of record in Book 6231, page 228, 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 8348, page 608, 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 12:15 p.m., Thursday, June 13, 1991, at the Main door of the Courthouse in Nashville, Davidson County, Tennessee, when and where Mercantile Savings Bank ("Grantee") became the last and highest bidder for cash at the price of Thirty Thousand and No/100 ($30,000.00) 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. Subject to all matters on a Plan of record in Plat Book 5800, page 351, Register's Office for Davidson County, Tennessee.

5. Restrictive covenants contained in an instrument of record in Book 6095, page 656, Register's Office for said County.

6. Easement of record in Book 6095, page 656, Register's Office for said County.

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

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00.

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

24.21.8.

IDENTIFICATION REFERENCE

JUN 20 2 13 PM '91

FELIX Z. WILCOXETT REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

BOOK 8379 PAGE 440

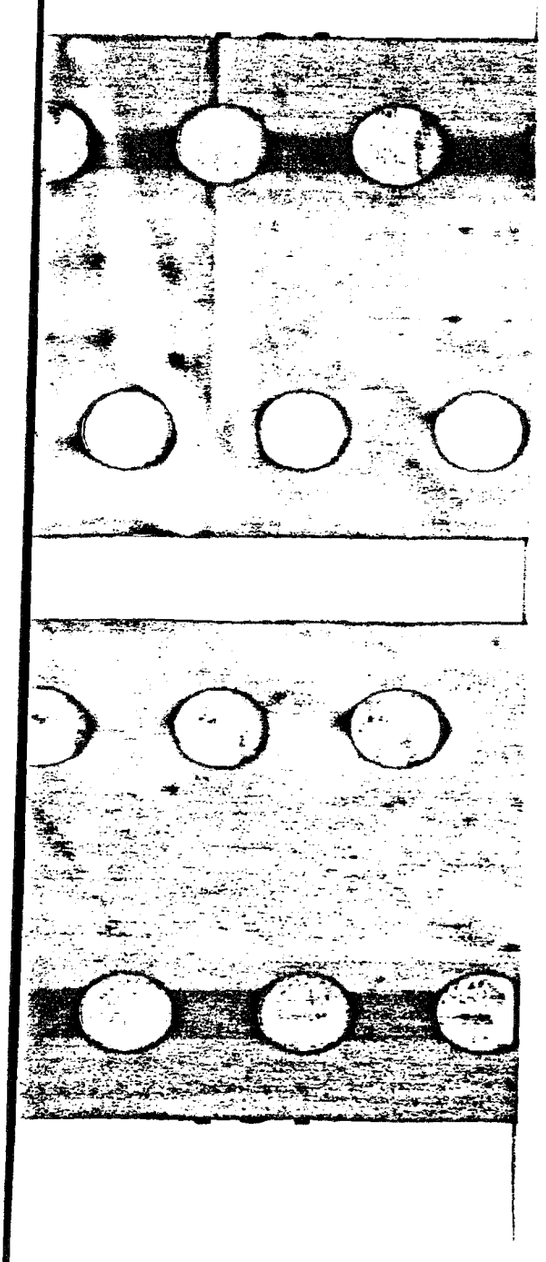
BEING Lot 5-A on the plan of Lake Country, Section 1, (Zone Lot Division, Lot 5) of record in Plat Book 5800, page 351, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to Dharmadeo N. Singh by quitclaim deed of record in Book 6025, page 471, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3

5119 06/20 0101 03CHECK 109.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 8379 PAGE 441

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 30000.00
				CON TX 99.00
				PRFEE 1.00
				WDEED 9.00
				TOTAL 109.00
				CHECK 109.00
			06/20/91 01	14:14 0001 6119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24218.

IDENTIFI REFERENCE

Jun 20 2 13 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 433127