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	119-05-0 065.00 060A 14597

WHEREAS, Elza L. Jones and wife Ruby Jones by Deed of Trust (the "Deed of Trust") dated April 4, 1990, transferred and conveyed to Leigh M. Bullen, Trustee, the property described in Exhibit A hereto (the "property") (said Deed of Trust being of record in Book 8085, page 320, 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 8360, page 38, 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 1:15 p.m. on Thursday, June 27, 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 Fifty-One Thousand Four Hundred Fifty and 00/100 Dollars ($51,450.00).

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. Judgement Lien of record in Book 8273, page 250, as re-recorded in Book 8285, page 83, said Register's Office.

5. Judgement Lien of record in Book 6098, page 219, said Register's Office.

6. Judgement Lien of record in Book 8369, page 397, said Register's Office.

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

Dated this 27th 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 27th day of June, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $51,450.00.

Thomas W. Lawless
AFFIANT

Subscribed and sworn to before me this 27th day of June, 1991.

My Commission Expires:
9/24/94

Sherry Parker
NOTARY PUBLIC

SHERRY PARKER NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Resubdivision of Lots 15, 8 and 16, W.F. Davis Subdivision of Block No. 22 Cumberland Nurseries Plan of record in Book 6200, Page 939, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

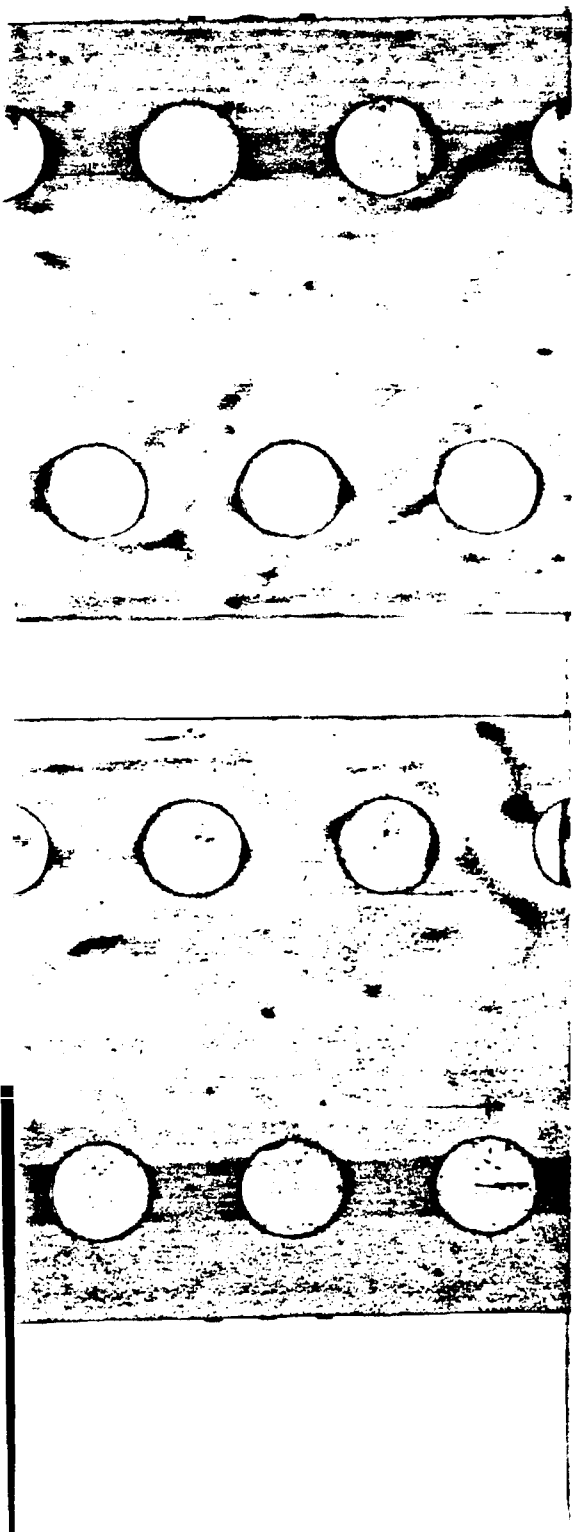
Being part of the same property conveyed to Elza L. Jones and wife Ruby Jones by Warranty Deed from Billy Tidwell and wife Faye H. Tidwell of record in Book 7765, Page 85, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 200 Elberta Street, Nashville, Tennessee.

26.8.U 8

JUN 28 3 27 PM '91

9136 06/28 0101 03CHECK 179.62



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8386 PAGE 640

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	51450.00
CON TX	169.62
PRFEE	1.00
WDEED	9.00
TOTAL	179.62
CHECK	179.62

06/28/91 01 15:29 0001 9136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26808

IDENTIFICATION REFERENCE

JUN 28 3 28 PM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 436124