Box 38 KMH

W3:MF369

BOOK 8418 PAGE 56

FROM: Stephen C. Baker
Substitute Trustee

TO: Charter Trading Corp.,
a Florida corporation

Address New Owner as follows: Charter Trading Corp. 130 Riverside Drive Ormond Beach, FL 32176

Send Tax Bills to: Same

Map-Parcel No. 104-12; 167

This instrument prepared by: DEARBORN & EWING, Suite 1200, One Sovran Plaza, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $26,000.00.

Stephen C Baker
Affiant

Subscribed and sworn to before me, this the 8th day of August, 1991.

Notary Public

My Comm. Expires: 3-27-93

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated June 27, 1986, of record in Book 6904, page 397, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", R & M Real Estate conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8395, page 653, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker of Nashville, Tennessee, Substitute Trustee, in the place and stead of Scott C. Williams, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 Noon, on Thursday, August 8, 1991, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to the highest bidder for cash, at public outcry, free from all legal and equitable rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on July 18, 1991, July 25, 1991, and August 1, 1991; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Charter Trading Corp., a Florida corporation, acting through its agent, Charles Williams, Jr., was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Charter Trading Corp., a Florida corporation, acknowledges receipt of the sum of TWENTY SIX THOUSAND AND NO/100 DOLLARS ($26,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Charter Trading Corp., a Florida corporation, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 33 on the Revised Plan of George W. Blair's Subdivision of Belmont Heights, as of record in Book 332, page 56, Register's Office for said County.

Said part of said lot fronts 50 feet on the westerly side of Alpine or 19th Avenue South and runs back between parallel lines, which is the southerly margin of Overall Avenue, 189 feet to an alley.

Being the same property conveyed to R & M Real Estate, a Tennessee general partnership, by quitclaim deed from Rupert M. Marigza, of record in Book 6854, page 354, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Charter Trading Corp., a Florida corporation, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Charter Trading Corp., a Florida corporation, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 8th day of August, 1991.

Stephen C Baker, Substitute Trustee

Stephen C. Baker
Substitute Trustee

267 08/09 0101 03CHECK 103.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of August, 1991.

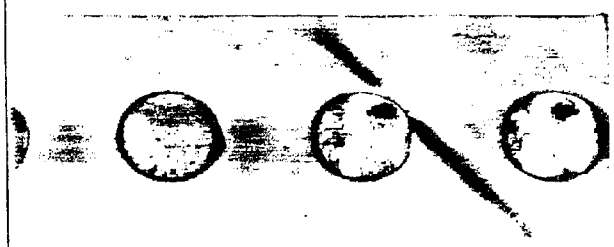
Marilyn Lytle

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENN. MARILYN LYTLE

My Commission Expires: 3-27-93

38260 Aug 9 4 08 PM '91



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

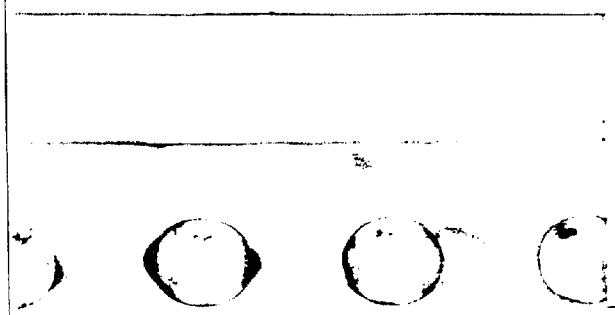
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

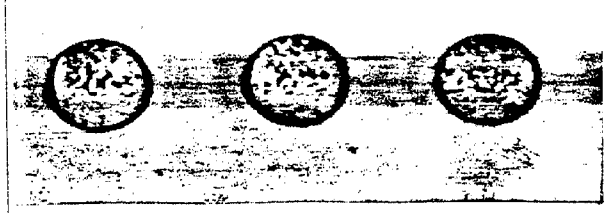
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 26000.00
CON TX 96.20
PRFEE 1.00
WDEED 6.00
TOTAL 103.20
CHECK 103.20

08/09/91 01 16:10 0001 2607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



38260

IDENTIFICATION

Aug 9 4 08 PM '91

No. 449169