PREPARED BY WHITE, REGEN & STUART, ATTORNEYS, DICKSON, TENNESSEE

Map-Par 155-3B-16, 9D79250

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated November 19, 1986, of record in Book 7048 at page 162 in the Register's Office of Davidson County, Tennessee, Jacky W. Allen and wife, Claire G. Allen, conveyed to Gary L. Scott, Trustee, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, for the purpose of securing the indebtedness evidenced by a promissory note of even date therewith made payable to Cheatham State Bank; and

WHEREAS, on July 26, 1991, by instrument of record in Book 8412 at page 348 in the Register's Office of Davidson County, Tennessee, Cheatham State Bank transferred and assigned the aforesaid promissory note and deed of trust to Barney B. Regen; and

WHEREAS, default having occurred in the payment of the indebtedness evidenced by the aforesaid promissory note, and in accordance with the terms of said note and the aforesaid deed of trust, Barney B. Regen, the owner and holder thereof, declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the aforesaid promissory note appointed J. M. Clement, Jr. substitute trustee; and

WHEREAS, the owner and holder of the aforesaid promissory note directed the substitute trustee to sell the real property described in Exhibit A, as provided by the terms of the aforesaid deed of trust; and

WHEREAS, pursuant to direction and in accordance with the terms of the aforesaid deed of trust, the substitute trustee advertised the time, place, and terms of the sale in the Nashville Record, a newspaper of general circulation in Davidson County,

Tennessee, and published a notice of sale in said newspaper for three (3) consecutive weeks prior to the sale, beginning August 8, 1991; and

WHEREAS, the aforesaid advertisement complied in all respects with the requirements for the exercise of the power of sale contained in the aforesaid deed of trust; and

WHEREAS, at 10:30 a.m. Prevailing Central Time on August 29, 1991, the substitute trustee offered the real property described in Exhibit A for sale at the Metropolitan Courthouse in Nashville, Tennessee, and, after receiving competitive bids, sold said property to Barney B. Regen at the price of Twelve Thousand and No/100 Dollars ($12,000.00), this being the highest and best bid;

NOW, THEREFORE, FOR AND IN CONSIDERATION OF the sum of Twelve Thousand and No/100 Dollars ($12,000.00) paid as a credit on the indebtedness evidenced by the aforesaid promissory note, **J. M. Clement, Jr., Substitute Trustee**, acting under and by virtue of the power of sale contained in the aforesaid deed of trust, has bargained and sold and by these presents does transfer and convey unto the said **Barney B. Regen**, his heirs and assigns, the real property described in Exhibit A.

TO HAVE AND TO HOLD the real property described in Exhibit A, together with all improvements thereon, to the said Barney B. Regen, his heirs and assigns, forever.

And the substitute trustee does hereby transfer, assign, and set over unto Barney B. Regen all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title to the property against the lawful claims of all persons claiming by, through, or under him as substitute trustee, but not further or otherwise.

WITNESS my hand this 29TH day of August, 1991.

J. M. Clement, Jr., Substitute Trustee

STATE OF TENNESSEE

COUNTY OF Dickson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named J. M. Clement, Jr., Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 29th day of August, 1991.

Notary Public

My Commission Expires:

Sept 20, 1993

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,500.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 29th day of August, 1991.

Notary Public

My Commission Expires:

Sept. 20, 1993

SEND TAX BILLS TO:	ADDRESS OF NEW OWNER(S):
Barney B. Regen	Barney B. Regen
P. O. Box 190	P. O. Box 190
Dickson, Tennessee 37055	Dickson, Tennessee 37055

EXHIBIT A

Description of Property

Located in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot No. 16 on the Plan of River Park Estates, of record in Book 6250, page 658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Claire G. Allen by deed from Allen Earps Builders, Inc., dated May 9, 1986, of record in Book 6855 at page 488 in the Register's Office of Davidson County, Tennessee.

The above described property is subject to the matters as shown on the plan of record and the restrictions and covenants as contained in the restrictions of record in Book 6672 at page 600 in the Register's Office of Davidson County, Tennessee.

8035 08/29 0101 03CHECK 443.35

PICK-UP

AUG 29 10 37 AM '91

42915

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8430 PAGE 929

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 115500.00

CON TX 427.35

PRFEE 1.00

WDEED 15.00

TOTAL 443.35

CHECK 443.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/29/91 01 10:40 0001 8035

42915

Aug 29 10 37 AM '91

No. 454516