RE-RECORD BOOK 8437 PAGE 332

SUBSTITUTE TRUSTEE'S DEED BOOK 8386 PAGE 793

Name & Address of Owner(s):	Mortgagee:	Property Tax Info:
Alabama Federal Savings and Loan Association d/b/a Secor Mortgage 201 Office Park Drive Birmingham, Alabama 35202	None	Map: Parcel: Field Book:

THIS INDENTURE is made on this the 28th day of JUNE, 1991 from James Davidson Lane, II, Substitute Trustee (the "Trustee"), AND SECOR BANK OF BIRMINGHAM, ("Buyers").

WHEREAS, Stewartwood Shopping Center Associates, a Tennessee General Partnership, pursuant to a Deed of Trust dated May 5, 1988 and recorded in Book 7540, page 36, Register's Office for Davidson County, Tennessee, conveyed to Southeast Title of Tennessee, Trustee, the hereinafter described property to secure the payment of a Promissory Note described in said Deed of Trust, which Promissory Note is presently held and owned by Alabama Federal Savings and Loan Association, d/b/a Secor Mortgage.

WHEREAS, default was made in the payment of the indebtedness secured by the Deed of Trust, and the owner and holder of said Note elected to declare the entire amount of said indebtedness immediately due and payable; and

WHEREAS, the undersigned James Davidson Lane, II was appointed Substitute Trustee in place and instead of Southeast Title of Tennessee said appointment being set forth in Book 8348 page 574, Register's Office for Davidson County, Tennessee; and

WHEREAS, the owner and holder of said Note instructed the Substitute Trustee to advertise and sell the property conveyed in said Deed of Trust, in order to satisfy said indebtedness and the costs of foreclosure, in accordance with said Deed of Trust; and

WHEREAS, the Substitute Trustee advertised said property for sale in accordance with said Deed of Trust, by causing an advertisement of Trustee's Sale to be published in the Nashville Record on June 6, 1991, June 13, 1991, June 20, 1991, which advertisements stated that the hereinafter described property would be offered for sale on Friday, June 28, 1991 at 12:00 p.m., at the south front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, to the highest and best bidder for cash.

WHEREAS, pursuant to and in accordance with said advertisement, the Substitute Trustee personally appeared and offered said property for sale at public outcry, and the highest, best and last bid received was a bid of $1,100,000.00 by Buyer(s), and said property was thereupon sold to Buyer(s).

NOW, THEREFORE, for and in consideration of the premises and the sum of $1,100,000.00 in hand paid by Buyer(s), I, James Davidson Lane, II, Substitute Trustee, have this day bargained and sold and do hereby transfer and convey unto Buyer(s), their heirs and assigns, a certain tract or parcel of real property located in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto for complete description

TO HAVE AND TO HOLD said property to the Buyer(s), their heirs and assigns, forever, and in bar of homestead, dower, equity of redemption, and the statutory right of redemption, and all other exemptions, all of which were expressly waived in said Deed of Trust. This conveyance is subject to any and all unpaid taxes that may be a lien against the property, including property taxes for the year of 1991, and subject to any and all other liens, easements, restrictions, encumbrances, or other matters which may take priority over said Deed of Trust. This sale is also subject to any matter that an accurate survey of the premises might disclose.

And, I James Davidson Lane, II, Substitute Trustee, do further covenant and bind myself, my successors and representatives, to warrant and forever defend the title to said property against the lawful claims of all persons claiming by, through or under me as Trustee, but no further or otherwise, it being my intention only to convey to Buyer(s) such title as I received in said property as Substitute Trustee in said Deed of Trust.

WITNESS MY HAND this the 28th day of JULY, 1991.

JAMES DAVIDSON LANE, II, ESQUIRE

RECORD BOOK 8437 PAGE 334
BOOK 8386 PAGE 795

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the under signed authority, a Notary Public in and for said County and State, the within named, James Davidson Lane, II, Substitute Trustee, 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 may hand and official seal at office, this 28th day of June, 1991.

Notary Public

My Commission Expires:
7/24/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of the property herein transferred, whichever is greater is $1,100,000.00.

Affiant

Subscribed and sworn before me,
this the 28th day of June, 1991

Notary Public

My Commission Expires:
7/24/93

This Instrument Prepared by:

James Davidson Lane, II, Esquire
Paul E. Jennings Law Office, P.C.
303 Church Street, Suite 101
Nashville, TN 37201

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RE-RECORD BOOK 8437 PAGE 335

EXHIBIT A

Land lying in Davidson County, Tennessee, being a portion of the P.E.P. Properties Tract as of record in Book 6888, page 146, Register's Office for said County, and being Phase Two of Lot One on the Plan of Stewartwood, Revised, as of record in Plat Book 6900, page 369, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the northerly margin of Stewart's Ferry Pike, said point being the most southeasterly corner of Lot One on the aforementioned Plan of Stewartwood, Revised, and the most southwesterly corner of the Hickory Bend Methodist Church property as of record in Book 3761, page 200, Register's Office for Davidson County, Tennessee; thence with the northerly margin of Stewart's Ferry Pike, North 80 degrees, 59 minutes, 05 seconds West a distance of 149.03 feet to a point; thence leaving the northerly margin of Stewart's Ferry Pike and severing said Lot One the following calls: North 04 degrees, 09 minutes, 51 seconds East a distance of 110.18 feet to a point; thence North 85 degrees, 50 minutes, 09 seconds West a distance of 66.53 feet to a point; thence North 04 degrees, 09 minutes, 51 seconds East a distance of 52.00 feet to a point; thence North 85 degrees, 50 minutes, 09 seconds West a distance of 64.00 feet to a point; thence North 62 degrees, 47 minutes, 38 seconds West a distance of 148.08 feet to a point on the Easterly line of Lot 2 on the aforementioned Plan of Stewartwood, Revised; thence with the common line of the herein described tract and said Lot 2 and with the approximate centerline of McCrory Creek North 27 degrees, 54 minutes, 30 seconds East, a distance of 189.32 feet to a point; thence continuing North 39 degrees, 25 minutes, 15 seconds East a distance of 172.22 feet to a point; thence continuing North 42 degrees, 57 minutes, 05 seconds East a distance of 180.52 feet to a point; thence continuing North 54 degrees, 05 minutes, 54 seconds East a distance of 61.53 feet to a point; thence continuing North 71 degrees, 57 minutes, 17 seconds East a distance of 85.82 feet to a point in the westerly line of the Hickory Bend Methodist Church property as of record in Book 4091, page 946, and Book 3761, page 200, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Hickory Bend Methodist Church Property, South 04 degrees, 09 minutes, 51 seconds, West a distance of 757.42 feet to the point of beginning.

Being the same property conveyed to the Grantors by deed of even date being recorded simultaneously herewith.

RE-RECORD
4.4.9.3.0.

IDENTIFICATION REFERENCE

SEP 6 10 53 AM '91
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8530 09/06/91 0101 03CHECK 12.00