THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of May 14, 1979, George W. Kirk and wife, Theresa R. Kirk executed a certain Tennessee Deed of Trust to Dale L. Stegall, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust is recorded in Book 5435, page 601, as amended in Book 6292, page 1 and in Book 6622, page 155 in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, John C. Phipps II, was appointed Substitute Trustee in the place and stead of Dale L. Stegall, Trustee, said appointment having been set forth in Book 8423, page 60, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Substitute Trustee, was required by First Tennessee Bank National Association, the owners and holders of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and,

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Davidson County, Tennessee, in the issues of August 22, 1991, August 29, 1991 and September 5, 1991 of said newspaper, said sale having been advertised for Tuesday, September 17, 1991, commencing at 12:00 Noon, on the front steps of the Courthouse in and for Davidson County, Tennessee, at which time and place same was offered for sale and sold; and,

WHEREAS, said sale was made subject to prior liens and encumbrances, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by First Tennessee Bank National Association, to wit: a bid of Ninety-seven Thousand and 00/100 Dollars ($97,000.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John C. Phipps II, as Substitute Trustee, has bargained and sold, and does by these present bargain, sell and convey unto the said First Tennessee Bank National Association, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block 4 on the Map of Stokes Tract of Record in Book 974, page 24, Register's Office for said County.

Said Lot No. 6 of Block 4 fronts 100 feet on the west side of Wortham Drive and runs back between lines, 196.6 feet on the north line and 197.0 feet on the south line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to George W. Kirk and wife, Theresa R. Kirk by deed from Hill Ferguson, III and wife, Susan B. Ferguson of record in Book 5239, page 375, said Register's Office.

TO HAVE AND TO HOLD, unto the said First Tennessee Bank National Association, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described herein above, and including any prior liens for taxes and any applicable taxes, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

IN WITNESS WHEREOF, the said John C. Phipps II, as Substitute Trustee, has hereunto set his hand this 17th day of September, 1991.

John C. Phipps II, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said State and County duly commissioned and qualified, John C. Phipps II, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 17TH day of September, 1991.

Notary Public

My Commission Expires: 7-24-93

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PROPERTY OWNER: First Tennessee Bank National Association
PROPERTY ADDRESS: 2721 Wortham Avenue, Nashville, Tennessee

Send Tax Bills To: First Tennessee Bank National Association
511 Union Street
Nashville, Tennessee 37219
Attn: David W. Ellis

MAP 117-2/PARCEL 116/FIELD BOOK NO. 7DA-22415

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is and Ninety-seven Thousand and 00/100 Dollars ($97,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 17TH day of September, 1991.

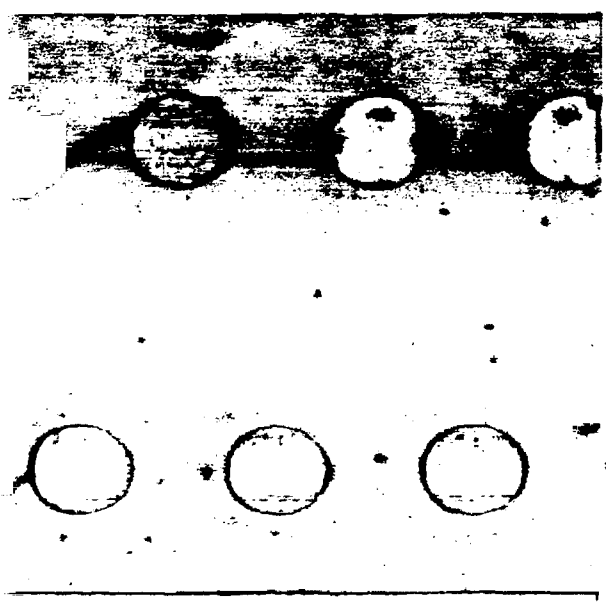
Notary Public

My Commission Expires: 7-24-93

4808

SEP 23 1 37 PM '91

3204 09/23/91 0101 03CHECK 365.90



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

RECEIVED OF _____

FOR _____

BOOK 8448 PAGE 67

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 97000.00
CON TX 358.90
PRFEE 1.00
WDEED 6.00
TOTAL 365.90

CHECK 365.90
09/23/91 01 13:39 0001 3204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48898

SEP 23 1 37 PM '91

No. 461403