SUBSTITUTE TRUSTEE'S DEED

Name & Address of Owner(s):	Mortgagee:	Property Tax Info:
Western United Life Assurance Co. 929 West Sprague Avenue Suite 106 P.O. Box 2162 Spokane, WA 99204	None	Map: 107 Parcel: 63 Field Book:

THIS INDENTURE is made on this the 24th day of January, 199(2) from James Davidson Lane, II, Substitute Trustee (the "Trustee"), Western United Life Assurance Company, ("Buyers").

WHEREAS, Air Corporate Associates, Ltd., a Tennessee Limited Partnership, pursuant to a Deed of Trust dated April 28, 1989 and recorded in Book 7829, page 615, Register's Office for Davidson County, Tennessee, conveyed to Patsi B. Gregory, 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 Western United Life Assurance Company.

By virtue of an Assignment of Deed of Trust of record in Book 8180, page 486, Register's Office of Davidson County, Tennessee, Rodney S. White assigned his 50% interest in said Deed of Trust to Western United Life Assurance Company, Spokane, Washington and by Assignment of Note and Deed of Trust of record in Book 8430, page 902, Register's Office of Davidson County, Tennessee, Patricia Ann McReynolds White assigned her 50% interest in said Deed of Trust to Western United Life Assurance Company.

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, pursuant to an Order entered in the United States Bankruptcy Court for the Middle District of Tennessee on the 15th day of November, 1991, in the case of IN RE: Air Corporate Associates, Ltd., Case No. 390-08243, Western United Assurance was granted relief from the automatic stay pursuant to 11 U.S.C. Section 362(d) in order to exercise all of its rights and remedies regarding the real property described herein.

WHEREAS, the undersigned James Davidson Lane, II was appointed Substitute Trustee in place and instead of said appointment being set forth in Book 8514 page 382, 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 January 2, January 9, January 16, 199(2), which advertisements stated that the hereinafter described property would be offered for sale on Friday, January, 24, 199(2) at 11:30 a.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 $252,615.58 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 $252,615.58 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:

> BEING Lot No 2 on the Plan of Tucker W. White Subdivision as of record in Book 3842, page 56, 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 Air Corporate Associates, Ltd., a Tennessee Limited Partnership, by Deed from Rodney S. White and Patricia Ann McReynolds White, of record in Book 7829, page 612, said Register's Office.

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 24th day of January, 199(2).

JAMES DAVIDSON LANE, II, ESQUIRE

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 24th day of January, 199(2).

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 $ 452,615.58.

Affiant James D. Jennings, II Agent

Subscribed and sworn before me,
this the 24 day of Jan., 199(2

Notary Public

My Commission Expires:

4/24/93

This Instrument Prepared by:

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

01/28 0101 03CHECK 947-62

7.95 6.0

IDENTIFICATION REFERENCE

JAN 28 3 19 AM '92

DAVIDSON COUNTY, TN

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 8536 PAGE 157

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	252615.58
			CON TX	934.62
			PRFEE	1.00
			WDEED	12.00
			TOTAL	947.62
			CHECK	947.62

01/28/92 01 09:19 0001 0246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.956.0

IDENTIFI REFERENCE

JAN 28 9 19 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 496606