ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
SouthTrust Bank of Middle Tennessee 1801 West End Ave. Nashville, TN 37202	Same	Map 162-09 Parcel 103

BOOK 8582 PAGE 786

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SouthTrust Bank of Middle Tennessee, ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 8050, Page 485 Register's Office for Davidson County, Tennessee, as modified by Modification Agreement and Forebearance Agreement of record at Book 8449, Page 231, said Registers's Office (the "Deed of Trust") which Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness in the original principal sum of $150,000.00;

WHEREAS, by and through the above described Deed of Trust, the grantor, AAA Realty Company ("Borrower") conveyed the real property described herein to R. Rick Hart, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, the Lender pursuant to the terms and conditions of the above Deed of Trust, did appoint R. Garry Chaffin as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record at Book 8556, Page 57, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default by the Borrower in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property for sale in the "Nashville Record" on February 27, March 5, and March 12, 1992, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 20th day of March, 1992, appear and conduct the sale of the herein described property;

WHEREAS, SouthTrust Bank of Middle Tennessee did place the highest bid for the subject property, being the sum of $168,855.25.

NOW THEREFORE, for and in consideration of the sum of One Hundred Sixty Eight Thousand Eight Hundred Fifty Five and 25/100 Dollars ($168,855.25) the Substitute Trustee, R. Garry Chaffin, has bargained and sold, and by these presents does transfer and convey unto the said SouthTrust Bank of Middle Tennessee, the Grantee herein, its heirs and assigns, the property described as follows:

SEE **EXHIBIT A**, ATTACHED, FOR A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY HEREBY CONVEYED

The Substitute Trustee makes no personal warranties or representations concerning the subject property. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantees, their heirs and assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, my hand this 20TH day of March, 1992.

R. Garry Chaffin
Substitute Trustee

9891 03/25 0101 03CHECK 634.76

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 R. Garry Chaffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Substitute Trustee under the above referenced Deed of Trust, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of March, 1992.

Linda Cantrell
Notary Public

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $168,855.25. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 20th day of March, 1992.

Linda Cantrell
Notary Public

My Commission Expires: 11/27/93

THE MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $168,855.25.

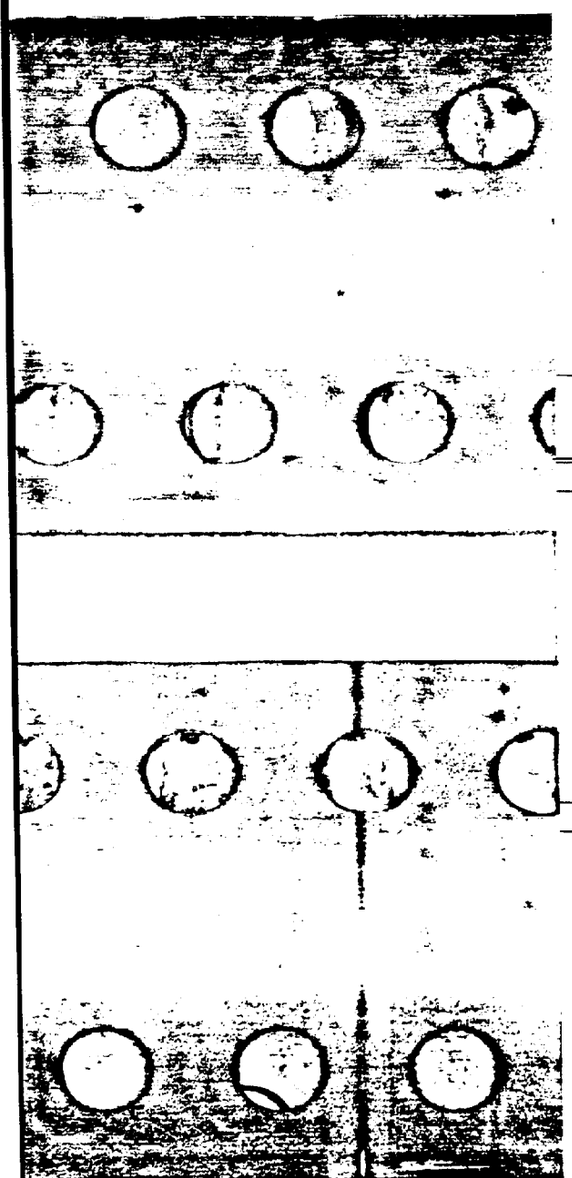
THIS INSTRUMENT PREPARED BY:
CHAFFIN AND BURNSED
1005 18th Avenue South
Nashville, Tennessee 37212

Exhibit A

Land in Davidson County, Tennessee, being Parcel 103 on Map 162-9 of the Tax Assessor's Office for said County;

Being part of the same property conveyed to AAA Realty Company, a Tennessee Corporation, by deed from Charles A. Wheeler, Jr., and wife, Alice Thorne Wheeler, of record in Book 5325, page 860, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

95359
IDENTIFICATION REFERENCE
MAR 25 8 39 AM '95
DAVIDSON COUNTY, TN
MAIL ENV.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8552 PAGE 789

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	168855.25
			CON TX	624.76
			PRFEE	1.00
			WDEED	9.00
			TOTAL	634.76
			CHECK	634.76
03/25/92	01		08:38 0001	9891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95359

IDENTIFICATION REFERENCE

MAR 25 8 39 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514280