This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
Mr. and Mrs. Gene Donegan
955 Giant Oaks Drive
Nashville, Tennessee 37217

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Map and Parcel
119-3-163

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated December 27, 1988, to D. J. Atkins and Harold I. Brooks, Trustee, executed by Roger L. Ramey, as same appears of record in Book 7743, page 964 and rerecorded in Book 7749, page 307, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed D. J. Atkins and Harold I. Brooks, as Trustee under said Deed of Trust and has nominated and appointed Marilyn Jean Patterson as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 8550, page 746, Register's Office of Davidson County, Tennessee; and

WHEREAS, the said Marilyn Jean Patterson, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in the The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on March 26, 1992, and subsequent insertions appearing on April 2, 1992, and April 9, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on April 20, 1992, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to TROY GENE DONEGAN AND WIFE, JAMIE MICHELE DONEGAN at and for the sum of One Hundred Five Thousand Three Hundred Seventy Two and No/100 ($105,372.00) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by TROY GENE DONEGAN AND WIFE, JAMIE MICHELE DONEGAN, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Marilyn Jean Patterson, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said TROY GENE DONEGAN AND WIFE, JAMIE MICHELE DONEGAN, their heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 90 on the Plan of Hill-N-Dale, Section 2,

as of record in Book 4175, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger L. Ramey and Delbert Ray Ferguson by deed of record in Book 7756, page 247, Register's Office for Davidson County, Tennessee.

This is improved property known as 955 Giant Oaks Drive, Nashville, Tennessee, 37217.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto TROY GENE DONEGAN AND WIFE, JAMIE MICHELE DONEGAN, their heirs and assigns, in fee simple forever, to whom the said Marilyn Jean Patterson, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn Jean Patterson, as Substitute Trustee, has executed this instrument on the 1st day of ~~April~~ May, 1992.

Marilyn Jean Patterson
MARILYN JEAN PATTERSON
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn Jean Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of ~~April~~ May, 1992.

Notary Public

My Commission Expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $105,372.00.

Marilyn Jan Patterson
Affiant

Sworn to and subscribed before me,
this 12th day of ~~April~~ May, 1992.

Vicki A. Jones
Notary Public

My Commission Expires: 9-16-95

4006 05/06 0101 03CHECK 399.88

0 7 8 6 4

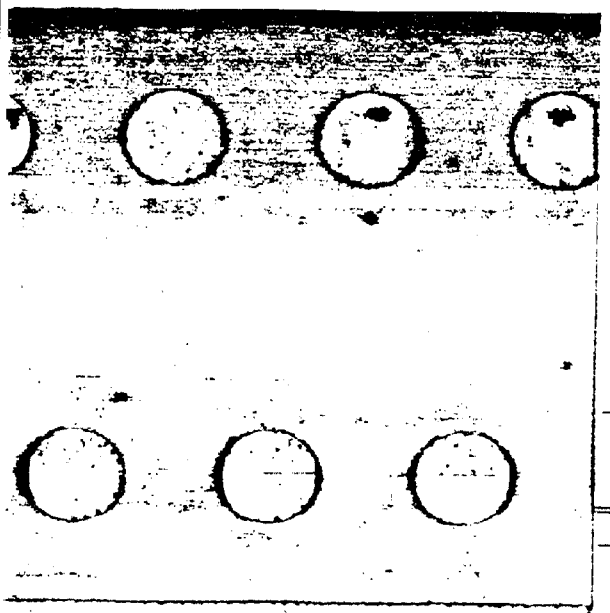
INDEXED REFERENCE

MAY 6 9 33 AM '92

WILLIAM L. WILSON REGISTER
DAVIDSON COUNTY, TN

MAIL ENV.

5:MJP0422927.jp



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

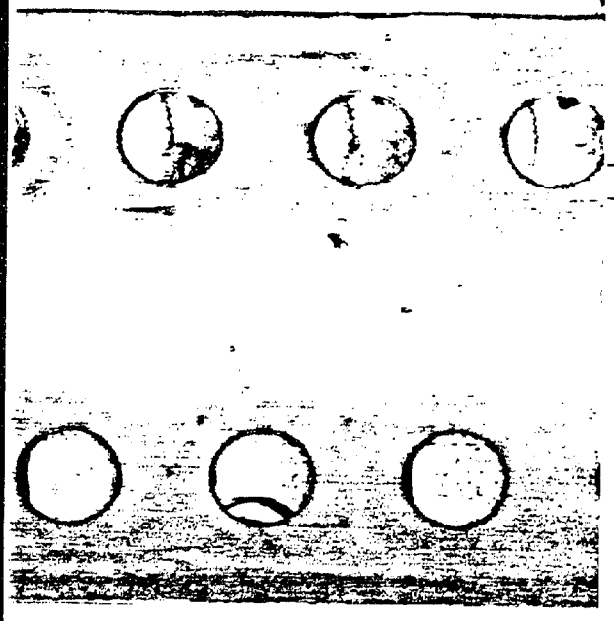
RECEIVED OF _____

FOR _____

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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 105372.00
CON TX 389.88
PRFEE 1.00
WDEED 9.00
TOTAL 399.88
CHECK 399.88

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/06/92 01 09:32 0001 4006

07864

IDENTIFICATION REFERENCE

MAY 6 9 33 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 528269