THIS INSTRUMENT PREPARED BY:
James C. Dale, III, Attorney
P. O. Box 2868
Nashville, Tennessee 37219

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 225,593.86 .

James C. Dale III
AFFIANT

Sworn to and subscribed before me this 1st day of June, 1992.

Diana L. Rush
NOTARY PUBLIC
My Commission Expires: 9/26/92

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL NO:
Jack E. Ferguson, et al c/o Mattie Foubare 8413 Gullett Dr. Hermitage, TN 37076	Same	95-15 5

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Air Corporate Associates, Ltd., by Deed of Trust (the "Deed of Trust") dated September 28, 1987, of record in Book 7365, page 262, Register's Office for Davidson County, Tennessee, conveyed to Weldon B. White, Jr., Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Jack E. Ferguson, Mattie F. Foubare, Ophelia F. Kerley, Jennie V. Ferguson, Robert S. Ferguson, and Donna Louise Ferguson Payne; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owners and holders of the Note by an instrument of record in Book 8601, page 216, Register's Office for said county; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, Air Corporate Associates, Ltd., having filed a Chapter 11 bankruptcy Petition, Case 390-08243, in the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, and the owners and holders of said

indebtedness having moved the Bankruptcy Court for relief from the automatic stay pursuant to 11 U.S.C., Section 362(d), and having been granted relief from said automatic stay by Order of the Bankruptcy Court entered the 20th day of April, 1992; and

WHEREAS, the owners and holders of the Note having demanded that the Substitute Trustee foreclose the Deed of Trust pursuant upon such relief from the automatic stay having been granted; and

WHEREAS, pursuant to instructions of the owners and holders, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on May 7, 1992, May 14, 1992, and May 21, 1992; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 12:00 noon on May 29, 1992, and Jack E. Ferguson, Mattie F. Foubare, Ophelia F. Kerley, Jennie V. Ferguson, Robert S. Ferguson, and Donna Louise Ferguson Payne being the highest and best bidders thereof, became the purchasers of said property for the sum of Two Hundred Twenty-Five Thousand Five Hundred Ninety-Three and 86/100---------- Dollars ($225,593.86);

NOW, THEREFORE, James C. Dale, III, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their heirs, successors and assigns, that certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Being a tract of land lying in Davidson County, Tennessee, and being bounded on the west by Templeton; on the north by Elm Hill Pike, Bobby Howard and Emma White; on the east by McGavock Pike; on the south by Old Elm Hill Pike and being more particularly described as follows:
>
> Beginning at an iron pin corner common with Templeton in the north right-of-way line of Old New Elm Hill Pike, said pin being located

easterly, 90.08 feet from the east right-of-way return of Ermac Drive;

Thence north 24 degrees 41 minutes 35 seconds east, 76.37 feet to an iron pin corner common with Templeton and Bobby Howard in the south right-of-way line of Elm Hill Pike and in the center of Sim's Branch;

Thence with Bobby Howard and center of Sim's Branch the following bearings and distances: south 12 degrees 6 minutes 52 seconds east, 56.14 feet to a point; thence south 76 degrees 31 minutes 2 seconds east, 63.46 feet to a point; thence north 83 degrees 7 minutes 34 seconds east, 113.28 feet to a point; thence south 42 degrees 28 minutes 25 seconds east, 67.45 feet to a point, a corner common with Bobby Howard and Emma White.

Thence with Emma White and the center line of Sim's Branch, the following bearings and distances: south 23 degrees 16 minutes 53 seconds east, 87.36 feet to a point; thence, south 49 degrees 19 minutes 38 seconds east, 150.98 feet to a point; thence, north 89 degrees 26 minutes 12 seconds east, 57.66 feet to a point; thence, north 57 degrees 23 minutes 18 seconds east, 53.54 feet to a point; thence, south 75 degrees 38 minutes 33 seconds east, 42.29 feet to a point; thence, south 56 degrees 11 minutes 5 seconds east, 47.86 feet to a point, thence, south 61 degrees 27 minutes 30 seconds east, 85.59 feet to an iron pin corner common with Emma White in the west right-of-way line of McGavock Pike;

Thence, with the west right-of-way line of McGavock Pike, south 29 degrees 18 minutes 35 seconds west, 20.06 feet to an iron pin;

Thence, on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 82 degrees 18 minutes 2 seconds, the chord of which is south 70 degrees 27 minutes 36 seconds west, 32.90 feet, along the curve distance of 35.91 feet to an iron pin corner in the north right-of-way line of Old Elm Hill Pike;

Thence, with the north right-of-way line of Old Elm Hill Pike, the following bearings and distances: north 68 degrees 23 minutes 23 seconds west, 64.54 feet to a point; thence on a curve to the left, the radius of which is 727.80 feet, the central angle of which is 11 degrees 46 minutes 2 seconds, the chord of which is north 74 degrees 16 minutes 24 seconds west, 149.21 feet, along the curve distance of 149.47 feet to a point;

Thence, north 80 degrees 9 minutes 25 seconds west, 55.65 feet to a point; thence on a curve to the right. the radius of which is 605.00 feet, the central angle of which is 14 degrees 8 minutes 00 seconds, the chord of which is north 73 degrees 5 minutes 25 seconds west, 148.86 feet, along the curve distance of 149.24 feet to a point;

Thence, north 66 degrees 1 minute 25 seconds west, 285.18 feet to the point of beginning.

Containing 1.352 acres, more or less.

Being the same property conveyed to Air Corporate Associates, Ltd., a Tennessee limited partnership, by Deed from Jack E. Ferguson, et al, as of record in Book 7365, Page 256, Register's Office for Davidson County, Tennessee.

This is improved property known as 2418 Old Elm Hill Pike, Nashville, Tennessee.

This conveyance is made subject to the following:

1. Any and all unpaid taxes.

2. All easements, restrictions, and other matters of record.

TO HAVE AND TO HOLD the aforesaid property free from the statutory right of redemption, homestead, dower and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same. James C. Dale, III, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 1st day of June, 1992.

James C. Dale III

JAMES C. DALE, III
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0944 06/12 0101 03CHECK 847.72

Personally appeared before me, Diana L. Rush, a Notary Public in and for said county and state, the within named James C. Dale, III, Trustee, who acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Substitute Trustee.

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

Diana L. Rush

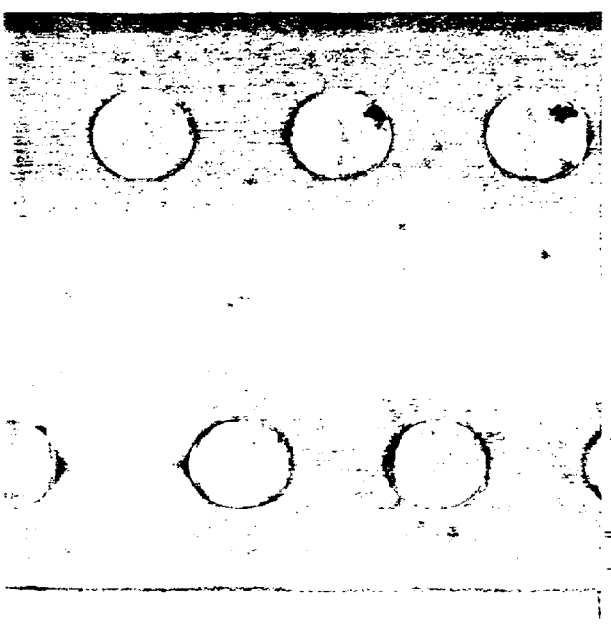
NOTARY PUBLIC
My Commission Expires: 9/12/92

NOTARY PUBLIC DAVIDSON COUNTY TENN.

ISSUED

IDENTIF.

JUN 12 3



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

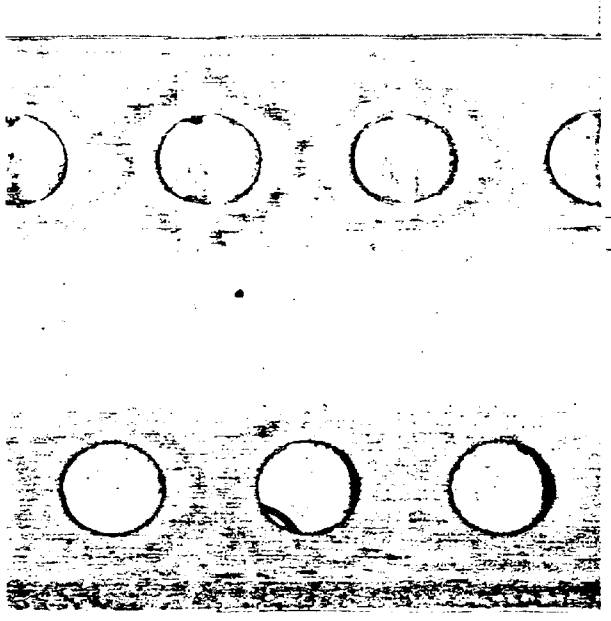
FOR _____

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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	225593.86
			CON TX	834.72
			PRFEE	1.00
			WDEED	12.00
			TOTAL	847.72
06/12/92	01	15:02 0001	CHECK	847.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



19106

IDENTIF. REFERENCE

JUN 12 3 06 PM '92

No. 540695