Prepared By: Stephen L. Rains
Attorney at Law
P.O. Box 797
Jamestown, TN 38556

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, **FRANK WHITUS** and wife, **BETTY C. WHITUS**, by Deed of Trust (the "Deed of Trust") dated October 8, 1984, of record in Trust Deed Book 6400, Page 446, in the Register's Office of Davidson County, Tennessee, conveyed to Robert R. Ramsey, 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 Progressive Savings and Loan Association; and

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WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 8606, Page 504, in the Register's Office for Davidson County; and

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

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, 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, a newspaper of general circulation, on May 21, 1992, May 28, 1992, and June 4, 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 1 p.m. on Friday, June 12, 1992, and Progressive Savings Bank, FSB (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Fifty-Four Thousand Seven Hundred and Eighty-four and 67/100 ($54,784.67) Dollars.

NOW, THEREFORE, Stephen L. Rains, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of

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MAIL ENV.

which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Grizzard Manor, Section 3, of record in Plan Book 4675, Page 40, in the Register's Office of Davidson County, Tennessee.
>
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>
> Said Lot No. 36 fronts 174.28 feet on the westerly margin of Gaylemore Drive and extends back 268.80 feet on the northerly line and 285 feet on the southerly line to a dead line in the rear, measuring 144 feet thereon.
>
> Being the same property conveyed to Frank R. Whitus and wife, Betty C. Whitus, by deed from R & M Construction Company, a partnership composed of Ralph Stevens and Melvin Jones, of record in Book 4865, Page 726, in the Register's Office of Davidson County, Tennessee.
>
> Map 7-15, Parcel 4/10D-23733

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, 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. Stephen L. Rains, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors 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 12th day of June, 1992.

Stephen L. Rains

STEPHEN L. RAINS, SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, the undersigned authority in and for the state and county aforesaid, this day personally appeared Stephen L. Rains, the bargainor, with whom I am personally acquainted, and acknowledged the execution of the above instrument for the purposes therein contained, as witness my hand and official seal, this 12th day of June, 1992.

Linda [illegible]

NOTARY PUBLIC

My Commission expires:
7-17-94

Send Tax Bills to:

Progressive Savings Bank, FSB
Route 3, Box 280
Jamestown, Tennessee 38556

STATE OF TENNESSEE)

COUNTY OF FENTRESS)

The actual consideration or value, whichever is greater, for this transfer is $54,784.67.

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Stephen L. Kaus
AFFIANT

Subscribed and sworn to before me, this 12th day of June, 1992.

Linda Smith
NOTARY PUBLIC

My Commission expires:

7-17-94

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

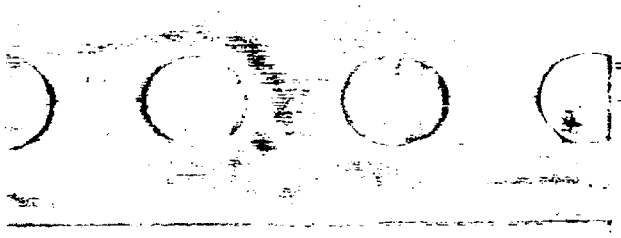
NASHVILLE, TENNESSEE



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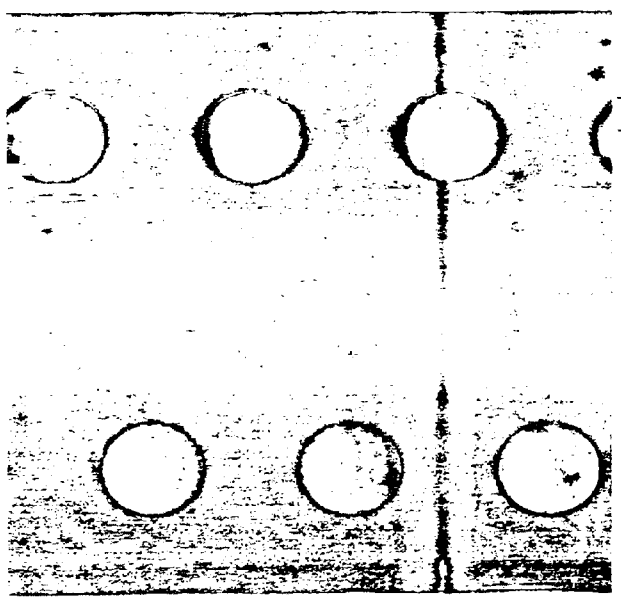
FOR _____

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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 54784.67
CON TX 202.76
PRFEE 1.00
WDEED 9.00
TOTAL 212.76
CHECK 212.76

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/92 01 08:21 0001 1017

19165

IDENTIF. REFERENCE

JUN 15 8 24 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 540765