THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219
(615) 256-0815

BOOK 8653 PAGE 479

071-08-0
85.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under date of July 22, 1988, Jack Webb Carpet & Flooring Center, Inc., executed a certain Construction Deed of Trust, Assignment of Rentals and Security Agreement to Rusty L. Moore, Trustee, for the purpose of securing the debt and obligations therein described, which Construction Deed of Trust, Assignment of Rentals and Security Agreement is recorded in Book 7607, page 930, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, John C. Phipps II, was appointed Substitute Trustee in the place and stead of Rusty L. Moore, Trustee, said appointment was set forth in Book 8573, page 737, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the debt and obligation secured by said Construction Deed of Trust, Assignment of Rentals and Security Agreement and the undersigned, as Substitute Trustee, was required by First Tennessee Bank National Association, the owners and holders of the debt, to advertise and sell the property conveyed by said Construction Deed of Trust, Assignment of Rentals and Security Agreement in compliance with the provisions thereof; and,

WHEREAS, the undersigned, as Substitute Trustee, did in compliance with the provisions of said Construction Deed of Trust, Assignment of Rentals and Security Agreement, advertise for sale the property conveyed by same, the advertisement of sale (the "Notice") having been published in The Nashville Record, a newspaper published in Davidson County, Tennessee, in the issues of March 26, 1992, April 2, 1992, and April 9, 1992, of said newspaper, said sale having been advertised for Tuesday, May 5, 1992, commencing at 12:00 Noon, on the front steps of the Courthouse, in Davidson County, Tennessee, at which time and place the sale was called to order and, pursuant to the terms of the Notice, was adjourned until 12:00 Noon on Tuesday, May 19, 1992; at which time and place the sale was called to order and, pursuant to the terms of the Notice, was adjourned until 12:00 Noon, Thursday, May 21, 1992; at which time and place the sale was called to order and, pursuant to the terms of the Notice, was adjourned until 12:00 Noon, Thursday, May 28, 1992; at which time and place the sale was called to order and, pursuant to the terms of the Notice, was adjourned until 12:00 Noon, Thursday, June 4, 1992; at which time and place the sale was called to order and, pursuant to the terms of the Notice, was adjourned until 12:00 Noon, Thursday, June 11, 1992, at which time and place the sale was called to order and said property was offered for sale and sold; and,

WHEREAS, said sale was made subject to prior liens and encumbrances, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by First Tennessee National Bank National Association, to wit: a bid of Five Thousand and 00/100 Dollars ($5,000.00) for said property, which bid was then and there accepted by the undersigned as Substitute Trustee.

PICK-UP

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.
JUN 17 8 24 AM '92

IDENTIF. TREFERENCE

19906

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NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John C. Phipps II, as Substitute Trustee, has bargained and sold, and does by these present bargain, sell and convey unto the said First Tennessee National Bank National Association, the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of J. B. Haynie's Oriental Subdivision, as of record in Book 161, pages 26 and 27, Register's Office for said County.

Said Lot No. 3 fronts 100 feet on the northerly side of Trinity Lane, formerly Countess Street, and runs back between parallel lines, 140 feet, more or less to an alley.

It being the same property conveyed to Jack Webb Carpet and Flooring Center, Inc. by deed from S. Thomas Burnett and wife, Wanda Gail Burnett, of record in Book 7519, page 616, said Register's Office.

TO HAVE AND TO HOLD, unto the said First Tennessee National Bank National Association, its successors and assigns, in fee simple, forever.

The undersigned Substitute Trustee believes the title hereby conveyed to be good except for prior liens of record, including those described herein above, and including any prior liens for taxes and any applicable taxes, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Substitute Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

IN WITNESS WHEREOF, the said John C. Phipps II, as Substitute Trustee, has hereunto set his hand this 11th day of June, 1992.

John C. Phipps II,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ruth Anne Carruthers, a Notary Public in and for said State and County duly commissioned and qualified, John C. Phipps II, Substitute Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 11th day of June, 1992.

Ruth Anne Carruthers
Notary Public

My Commission Expires: 1-22-95

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

****

PROPERTY OWNER: First Tennessee National Bank National Association
PROPERTY ADDRESS: 407 East Trinity Lane, Nashville, Tennessee, 37207

Send Tax Bills To:

First Tennessee Bank National Association
511 Union Street
Nashville, TN 37219

1891 06/17 0101 03CHECK 28.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

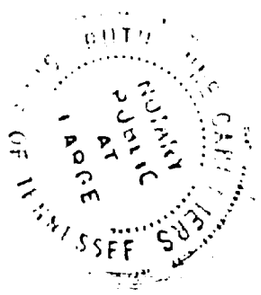
I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is and Five Thousand and 00/100 Dollars ($5,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

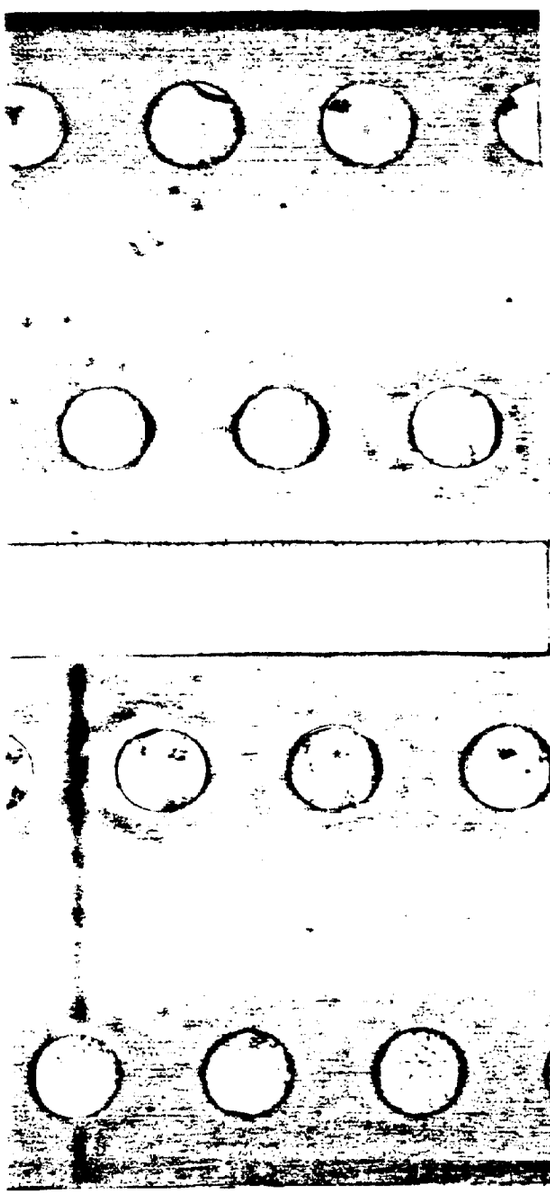
Affiant

SUBSCRIBED AND SWORN to before me this 11th day of June, 1992.

Ruth Anne Carruthers
Notary Public

My Commission Expires: 1-22-95





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

RECEIVED OF _____

FOR _____

BOOK 8653 PAGE 482

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	5000.00
CON TX	18.50
PRFEE	1.00
WDEED	9.00
TOTAL	28.50
CHECK	28.50

06/17/92 01 08:25 0001 1891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9906

IDENTIF. REFERENCE

JUN 17 8 24 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 541632