This Instrument was prepared by:

Martin C. Giner, Attorney
Washington Square, Suite 326
222 Second Avenue North
Nashville, TN 37201
(615) 259-9222

SUBSTITUTE TRUSTEE'S QUITCLAIM DEED

Address of New Owner as Follows	Send Tax Bill To	Map/Parcel Nos.
Barbara Wade and James I. Caldwell, III 4348 Beckman Drive Nashville, TN. 37215	Barbara Wade and James I. Caldwell, III 4348 Beckman Drive Nashville, TN. 37215	30/214 30/36 & 160

WHEREAS, on the 17th day of December, 1986, William E. McGuire and Wife, Judy E. McGuire conveyed to D. Ronald Ingram, Trustee, the property herein described by Deed of Trust recorded in the Register's Office for Davidson County, Tennessee in Book 7119, Page 491, for the purposes set forth in said Deed of Trust; and

WHEREAS, on the 23rd day of September, 1987, William E. McGuire and Roger L. Sparkman conveyed to R.R. Hedgepath, Trustee, the property herein described by Installment Deed recorded in the Register's Office for Davidson County, Tennessee in Book 7384, Page 605, for the purposes set forth in said Installment Deed; and

WHEREAS, the Trustees named in deeds above mentioned have refused or are unable to execute said trust, and Barbara F. Wade and/or James F. Caldwell III, the true and lawful owners of the notes secured thereby, have appointed Martin C. Giner as Substitute Trustee in accordance with the terms of said Deed of Trust and Installment Deeds by instruments of record in Book 8637, Page 91, Book 8637, Page 93, Book 8637, Page 95, and Book 8637, Page 97; and

WHEREAS, default having been made in the terms, conditions, provisions, and payments made and provided for in said instrument and the entire balance of the indebtedness having been declared

due and payable as made and provided for in said Deed of Trust and Installment Deeds; and

WHEREAS, Barbara F. Wade and/or James Caldwell, III, as the true and lawful owners of the notes secured by said instrument have advised Martin C. Giner of the default in the terms of the Deed of Trust and Installments Deed.

WHEREAS, the said Martin C. Giner, Substitute Trustee, did advertise, in accordance with the provisions of said Deed of Trust to sell said property at the front door of the Metropolitan Courthouse in Nashville, Davidson County, Tennessee, on the 3rd day of July, 1992, at 12:00 noon Central Standard Time; and

WHEREAS, on said date, at the time and place stated in said advertisement, the said Martin C. Giner, Substitute Trustee, offered the property herein described for sale at public outcry and sold said property to Barbara Wade and James I. Caldwell, III, for the sum of Twenty-Four Thousand Eight Hundred Six Dollars and Seventy-Six Cents ($24,806.76) which was the highest, best and last bid received;

NOW THEREFORE, in consideration of the sum of Twenty-Four Thousand Eight Hundred Six Dollars and Seventy-Six Cents ($24,806.76), Martin C. Giner, Substitute Trustee, does hereby bargain, sell and quitclaim, and by these presents do hereby transfer and convey unto the said Barbara Wade and James I. Caldwell, III, (hereinafter referred to as "Grantees"), their successors, heirs and assigns, the following described parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT 23

BEING a tract of land shown on property map 30, Assessor's Office bounded in general by Bear Hollow Road on the north, Tracts 5 and 24 of the David Wade Bear Hollow Road Division on the east, Tract 4 of said division on the south, and Tract 6 of said division on the west, and being Tract 23 of said division, more particularly described as follows:

BEGINNING a point in the center of Bear Hollow Road, the northwest corner of tract 5 of the Bear Hollow Road Division; thence leaving said road and then with said tract 5, south 02 deg. 28 min. 08 sec. west, passing an iron pin at 26.38 feet, in all, 403.71 feet to an iron pin; thence south 86 deg. 52 min. 20 sec. east, 117.60 feet to an iron pin; thence south 02 deg. 28 min. 08 sec. west, 349.39 feet to an iron pin; thence north 86 deg. 52 min. 20 sec. west, 508.11 feet to an

iron pin in the east line of tract 6 of the same division; thence north 15 deg. 29 min. 07 sec. west, 21.10 feet to an iron pin; thence north 06 deg. 32 min. 56 sec. east, passing an iron pin at 616.91 feet, in all, 666.91 feet to a point in the center of Bear Hollow Road; thence with the center and with a curve to the left having the following characteristics: Delta is equal to 20 deg. 54 min. 26 sec.; Radius is equal to 786.20 feet; Length is equal to 286.89 feet; Chord is equal to north 84 deg. 16 min. 34 sec. east, 285.30 feet to a point, thence north 73 deg. 49 min. 21 sec. east, 70.88 feet to the point of beginning, containing 7.00 acres, more or less, and being part of Deed Book 7384, Page 605, Register's Office, according to a survey dated 3/6/85 and revised 8/26/86 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

BEING part of the same property conveyed to William McGuire and Roger Sparkman by Deed from David Wade, III and James I. Caldwell, III of record in Book 7384, Page 605, Register's Office for Davidson County, Tennessee.

Included by excluded from the above-described property is a portion of a tract of land described according to a Jim Walter Homes unrecorded survey, which is more particularly described as follows:

BEGINNING at an iron pin on the south margin of Bear Hollow Road, said pin being located in the west line of Tract 5 of the Bear Hollow Road Division; thence leaving said road and with the west line of Tract 5 S 02 deg. 28 min. 08 sec. W 377.33 ft. to an iron pin, the southwest corner of Tract 5; thence S 86 deg. 52 min. 20 sec. E 117.60 ft. to an iron pin, the northwest corner of Tract 24 of the aforementioned division; thence with the west line of Tract 24 S 02 deg. 28 min. 08 sec. W 50.00 ft. to a point; thence leaving Tract 24 N 86 deg. 52 min. 20 sec. W 167.60 ft. to a point; thence N 02 deg. 28 min. 08 sec. E. 436.27 ft. to a point in the center of Bear Hollow Road; thence with the center of the road N 73 deg. 49 min. 21 sec. E 52.77 ft. to a point, the northwest corner of Tract 5; thence with the west line of Tract 5 S 02 deg. 28 min. 08 sec. W 26.38 ft. to the point of beginning.

TRACT 24

BEING a tract of land shown on property map 30, assessor's office, bounded in general by Tracts 5 and 3 of the David Wade Bear Hollow road Division on the north; by David Shultz on the northeast; by Tracts 25 and 4 of said division on the south; and by Tract 23 of said division on the west, and lying off the south side of Bear Hollow Road, more particularly described as follows:

COMMENCING at an iron pin near the creek and the south margin of Bear Hollow Road, said pin being located in the common line between Tracts 3 and 5 of the David Wade Bear Hollow Road Division; thence leaving the road and with said common line S 02 deg. 28 min. 08 sec. W 309.47 ft. to an iron pin, the southwest corner of Tract 3; thence continuing with the common line between said Tracts S 86 deg. 52 min. 20 sec. E 187.53 ft. to a wood corner post, said post being an eastern corner of Tract 5 and the northwest corner of David Shultz (Ref. Deed Book 5285, Page 697, R.O.D.C.), and said post being the true point of beginning for the herein described Tract;

THENCE leaving this true point of beginning and with Shultz's west line S 56 deg. 21 min. 20 sec. E 1153.07 ft. to an iron pin, a northern corner of Tract 25 of the aforementioned division; thence leaving Shultz and with the north line of Tract 25 N 84 deg. 40 min. 25 sec. W 987.77 ft. to an iron pin, the common corner between Tracts 25 and 4; thence with the north line of Tract 4 N 86 deg. 52 min. 20 sec. W 473.58 ft. to an iron pin, the southeast corner of Tract 23 of said

division; thence with the east line of Tract 23 N 02 deg. 28 min. 08 sec. E 349.39 ft. to an iron pin in the south line of Tract 5; thence with the south and east lines of Tract 5 S 86 deg. 52 min. 20 sec. E 473.58 ft. to an iron pin, and N 02 deg. 28 min. 08 sec. E 198.27 ft. to the true point of beginning, containing 10.00 acres, more or less, and being part of Deed Book 7119, Page 488, Register's Office according to surveys dated 3/6/85 and 12/15/86 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

BEING part of the same property conveyed to William McGuire et ux by Deed from David Wade, III and James I. Caldwell, III of record in Book 7119, Page 488, Register's Office for Davidson County, Tennessee.

Included but excluded from the above description is a portion of Tract of land described according to a Jim Walter Homes unrecorded survey, which is more particularly described as follows:

COMMENCING at an iron pin on the south margin of Bear Hollow Road, said pin being located in the west line of Tract 5 of the David Wade Bear Hollow Road Division; thence leaving the road and with the west line of said Tract S 02 deg. 28 min. 08 sec. W 377.33 ft. to an iron pin, the southwest corner of Tract 5; thence with the south line of Tract 5 S 86 deg. 52 min. 20 sec. E 117.60 ft. to an iron pin, the true point of beginning for the herein-described exclusion;

THENCE leaving this true point of beginning and continuing with the south line of Tract 5 S 86 deg. 52 min. 20 sec. E 473.58 ft. to an iron pin, the southeast corner of Tract 5; Thence with a new line S 02 deg. 28 min. 08 sec. W 349.39 ft. to an iron pin, said pin being the northwest corner of Tract 25 and the northeast corner of Tract 4 of the David Wade Bear Hollow Road Division; Thence with the north line of Tract 4 N 86 deg. 52 min. 20 sec. W 210.00 ft. to a point; Thence with 4 new lines N 02 deg. 28 min. 08 sec. E 210.00 ft. to a point; N 86 deg. 52 min. 20 sec. W 160.00 ft. to a point; N 02 deg. 28 min. 08 sec. E 89.39 ft. to a point, said point being 50 ft. south of the south line of the aforementioned Tract 5; Thence running 50 ft. south of, and parallel to, the south line of Tract 5, N 86 deg. 52 min. 20 sec. W 103.58 ft. to a point in the common line between Tracts 23 and 24 of said division; Thence with said common line N 02 deg. 28 min. 08 sec. E 50.00 ft. to the true point of beginning.

To have and to hold said property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs, successors, and assigns forever, but subject to any and all unpaid taxes.

And I do further transfer, assign and convey unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust and Installment Deed in as full and ample manner as under it I can or should do, but I convey, assign and transfer as Substitute Trustee and not any further or otherwise.

WITNESS my hand this 6th day of July, 1992.

MARTIN C. GINER,
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, Martin C. Giner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand in Nashville, Davidson County, Tennessee, on this 6th day of July, 1992.

Carlinda D. Moore
NOTARY PUBLIC

My Commission Expires:

9/16/95

3004 07/06 0101 03CHECK 112.76

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration on this transfer is $ 24,806.76.

AFFIANT

Sworn and subscribed before me this 6th day of July, 1992.

Carlinda D. Moore
NOTARY PUBLIC

My Commission Expires:

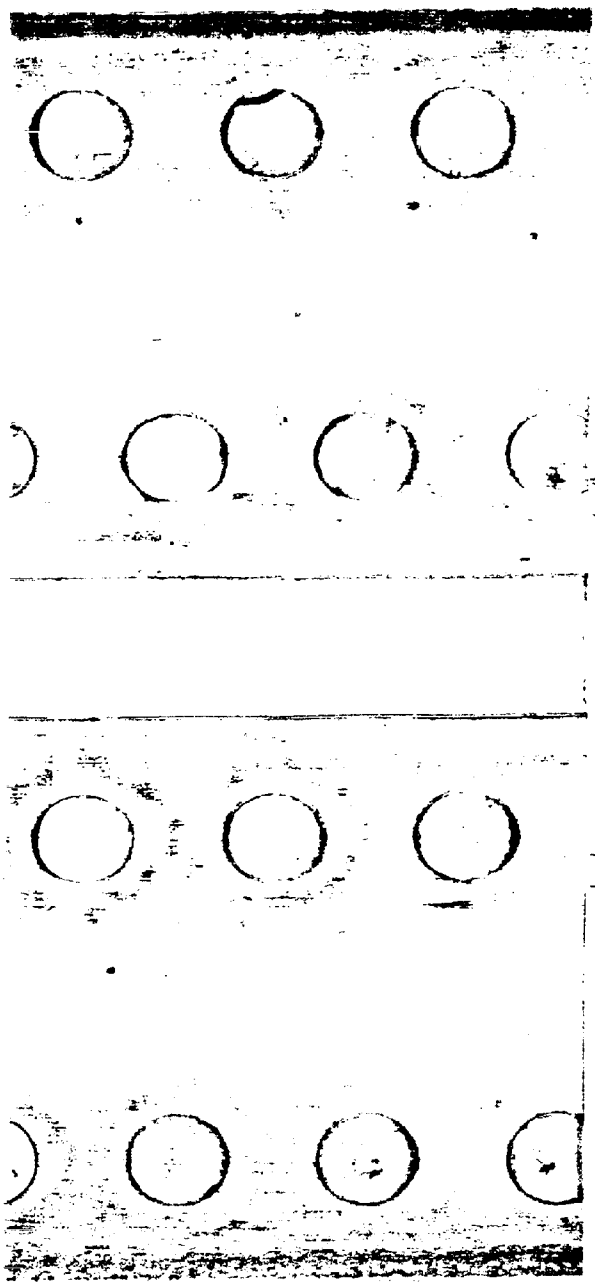
9/16/95

25364

IDENTIF. TREFERENCE

JUL 6 4 08 PM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8669 PAGE 667

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 24806.76
CON TX 91.76
PRFEE 1.00
WDEED 20.00
TOTAL 112.76
CHECK 112.76

07/06/92 01 15:58 0001 3004

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

25364

IDENTIF. TREFERENCE

JUL 6 4 08 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 547783