BOOK 8672 PAGE 378

FROM: Stephen C. Baker
SUBSTITUTE TRUSTEE

TO: Business Men's Assurance Company of America

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Business Men's Assurance Company of America c/o Lovell + Malone, Inc. 404 James Robertson Parkway Nashville, Tn. 37219	(same)	Map 93-14, Parcel 467

This instrument prepared by: DEARBORN & EWING, 1200, NationsBank Plaza, 414 Union Street, Nashville, Tennessee 37219-1777

FBL
JR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $160,000.

Affiant

Subscribed and sworn to before me, this the 9th day of July, 1992.

Janette J. Ramey
Notary Public

My Comm. Expires: 9/16/95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 1, 1987, of record in Book 7392, page 906, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Tankard Company, Inc., conveyed to William C. Boyers, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 8652, page 290, Register's Office for Davidson County, Tennessee, appointed Stephen C. Baker, Substitute Trustee, in the place and stead of William C. Boyers, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 12:00 noon, on Thursday, July 9, 1992, at the front door of the Courthouse, in Nashville, Davidson County, Tennessee, at public outcry to the highest bidder for cash, in bar of all rights and equities of redemption, homestead, spouse's elective share of any estate, and all other rights and exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on June 18, 25, and July 2, 1992; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Business Men's Assurance Company of America, acting through its agent, Tom Holland, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Substitute Trustee, pursuant to the bid of Business Men's Assurance Company of America, acknowledges receipt of the sum of One Hundred Sixty Thousand and No/100 Dollars ($160,000), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Business Men's Assurance Company of America, a corporation organized under the laws of the State of Missouri, its successors and assigns, the following described real estate in Davidson County, Tennessee:

Being parts of Lots No. 40 and 41 in Barrow Grove Addition to Nashville, Tennessee, of record in Deed Book S, Page 279, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at the southwesterly corner of Cherry Street, now Fourth Avenue, and Elm Street and running southwardly with the western margin of Cherry Street 31 feet thence at right angles to Cherry Street or Fourth Avenue westwardly 165 feet to an alley; thence northwardly with said alley 31 feet to Elm Street; and thence eastwardly with the southern line of Elm Street 165 feet to the beginning.

Being the same property conveyed to Tankard Company, a Tennessee corporation by Warranty Deed from William O. Tankard and wife, Katherine J. Tankard, of record in Book 7325, page 358, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Business Men's Assurance Company of America, its successors and assigns, forever; and Stephen C. Baker, Substitute Trustee, does hereby transfer, assign, and set over unto Business Men's Assurance Company of America, all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Substitute Trustee, has executed this instrument on this the 9th day of July, 1992.

Stephen C Baker, Substitute Trustee
Stephen C. Baker, Substitute Trustee

2624 IDENTIFICATION REFERENCE
JUL 9 2 02 PM '92
REGISTER DAVIDSON COUNTY TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of July, 1992.

4018 07/09 0101 03CHECK 601.00

Jeanette F. Ramer
NOTARY PUBLIC

My Commission Expires: 9/16/95

25098/TLR
SBX026-00003/ 7/8/92



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8672 PAGE 380

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 160000.00
				CON TX 592.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 601.00
				CHECK 601.00
07/09/92	01			12:33 0001 4018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26224

IDENTIF. REFERENCE

JUL 9 12 32 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 548780