This Instrument Prepared By:
Lawless & Associates, P.C.
Nineteenth Floor
First American Center
Nashville, TN 37238-0068

SUBSTITUTE TRUSTEE'S DEED

9509 08/11 0101 03CHECK 679.00

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Richard E. Horton, d/b/a Digital Associates P.O. Box 158913 Nashville, TN 37215-8913	Same	Map 104-04 Parcel 069.00

WHEREAS, **Richard C. Patrick, III and Cecil B. Patrick,** who is the wife of Richard C. Patrick, III and who joined in the execution thereof, by Deed of Trust (the "Deed of Trust") dated September 29, 1983, transferred and conveyed to **John B. Hardcastle,** Trustee, the property described in Exhibit A hereto (the "property"), said Deed of Trust being of record in **Book 6148, Page 880,** Register's Office for Davidson County, Tennessee; and

WHEREAS, a Substitute Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust said Appointment of Substitute Trustee being of record in **Book 8566, Page 854,** said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Substitute Trustee to foreclose the Deed of Trust; and

WHEREAS, the Substitute Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust offered the Property for sale to the highest bidder for cash, at public outcry, at 1:00 p.m. on July 30, 1992, at the main door of the Courthouse in Nashville, Davidson County, Tennessee, when and where **RICHARD E. HORTON, D/B/A DIGITAL ASSOCIATES** ("Grantee") became the last and highest bidder for cash at the price of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00).

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Substitute Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land 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.

Thomas W. Lawless, as Substitute Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof; the subject property is further sold "AS IS" and expressly subject to the following:

1. **Delinquent taxes for the years 1989, 1990 and 1991, including any penalty and interest.**

2. **Taxes for the year 1992, a lien but not yet due and payable.**

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

4. Any and all redemptive rights which may be exercised by any governmental taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 10th day of August, 1992.

Thomas W. Lawless

Thomas W. Lawless, as
Substitute Trustee, and
not otherwise

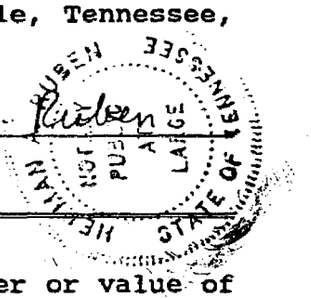
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Herman A. Ruben, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Substitute Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of August, 1992.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC



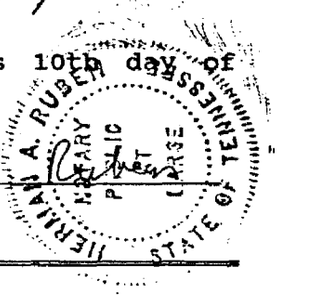
The actual consideration for this transfer or value of the property transferred, whichever is greater, is $180,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of August, 1992.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC



Land in Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lots Nos. 102 and 103, and the easterly 50 feet of the westerly 100 feet of the southerly 40 feet of Lot No. 104 on O.B. Hayes' Plan of Small Lots, as of record in Plan Book No. 1, Page 69, Chancery Court at Nashville, described as follows:

Beginning on the northerly margin of Grand Avenue, formerly Hayes or Central Street, 50 feet easterly from the easterly margin of 18th Avenue South, formerly Lamar Street or Shields Avenue; thence with the northerly margin of Grand Avenue, easterly 50 feet; thence northerly parallel with 18th Avenue, 140 feet to the southerly margin of a private alley; thence with the southerly margin of said private alley, westerly 50 feet; thence southerly 140 feet to the beginning.

Being the same property conveyed to Richard C. Patrick III, by deed from Nashville City Bank and Trust Co. of record in Book 6148, Page 876, Register's Office for Davidson County, Tennessee.

3.5.7.5.7.

IDENTIFICATION REFERENCE

AUG 11 11 15 AM '92

CLIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PICK-UP

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

RECEIVED OF _____

FOR _____

BOOK 8699 PAGE 76

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	
				180000.00
			CON TX	666.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	679.00
			CHECK	679.00
08/11/92	01		11:16 0001	9509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.7.5.7.

IDENTIFICATION REFERENCE

AUG 11 11 15 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 559302