THIS INSTRUMENT PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
175 East Main Street
Hendersonville, TN 37075
(615) 822-0030

Send Tax Bills to Owner:

ITT FINANCIAL SERVICES
P.O. Box 614
Hermitage, TN 37076

TRUSTEE'S DEED

WHEREAS, under a certain promissory note dated June 24, 1991, executed by Flora N. Musgrove and recorded in Book 8383, Page 834, Register's Office for Davidson County, Tennessee, the herein described property was conveyed to Phil Carlton, Trustee, to secure the indebtedness described in said promissory note, and the entire indebtedness having been declared due and payable as provided in said promissory note by the lawful owners and holders of said indebtedness, ITT FINANCIAL SERVICES; and I, Curtis M. Lincoln, having been appointed Substitute Trustee by an instrument which is or record in Book 8701, page 219, said Register's Office; and

WHEREAS, default having been made in the terms, conditions and payments made and provided for in said promissory note of record in Book 8383, Page 834, Register's Office for Davidson County, Tennessee, and ITT FINANCIAL SERVICES being the holders of said indebtedness and having declared the entire indebtedness and interest due and payable; and

WHEREAS, the lawful holder of said indebtedness having requested Curtis M. Lincoln, Substitute Trustee, to sell said property in satisfaction of said indebtedness, interest, costs and attorney's fees and all obligations as provided in said promissory note; and

WHEREAS, Curtis M. Lincoln, Substitute Trustee, did give more that twenty-one (21) days notice of the time, place and terms of said sale by advertisement in three (3) weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper on August 20, 1992, August 27, 1992, and September 3, 1992, stating that on the 17th day of September, 1992, at 11:00 a.m. at the south door of the Davidson County Courthouse in Nashville, Tennessee, said property herein after described, would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said promissory note, and subject to any and all unpaid taxes under Tennessee law; and

WHEREAS, on the said date (September 17, 1992), said Curtis M. Lincoln, Substitute Trustee, offered said property for sale at public outcry and sold said property to ITT FINANCIAL SERVICES for Nineteen Thousand Dollars ($19,000.00) which was the amount of the highest and last bid, to apply on said indebtedness, interest and all costs under said promissory note, said bid being the highest and last bid.

NOW, THEREFORE, I, Curtis M. Lincoln, Substitute Trustee, in pursuance of the power and authority contained in said promissory note, for and in consideration of the sum of the said highest, best and last bid, hereinabove set out, credited and applied as a payment on the indebtedness secured by the aforementioned promissory note, do hereby bargain and sell and by these presents do hereby transfer and convey to said ITT FINANCIAL SERVICES, its successors and assigns, as Grantee, the following described property, to wit:

LYING and being in Davidson County, Tennessee and being more particularly described as follows:

BEING a part of the W.D. Gale Land described according to a survey thereof, made February 4, 1915, by John Wilkes, Civil Engineer as follows:

Beginning at a point in the southeast intersection of Halcyon Avenue and 9th Avenue South thence eastwardly along the south margin of Halcyon Avenue 75 feet to a point; thence southwardly parallel to 9th Avenue South 142 feet 3 inches to the north margin of an alley; thence with same westwardly 75 feet to the east margin of 9th Avenue South thence with the margin of said avenue northwardly 140 feet 6 inches to the point of beginning.

Being the same property conveyed to Ben G. Musgrove et ux, Flora N. Musgrove by deed from Mrs. Maxie Ann Riggan, of record in Book 4488, page 428, Register's Office of Davidson County, Tennessee.

This property is known as 815 Halcyon Avenue, Nashville, Tennessee, 37204.

The said Curtis M. Lincoln, Substitute Trustee, does hereby sell this property as Substitute Trustee under said promissory note and not otherwise.

The above-described property is sold subject to any and all unpaid taxes and encumbrances that appear of record, including building restrictions, if any.

WITNESS my hand and seal on this the 22ND day of September, 1992.

Curtis M. Lincoln
CURTIS M. LINCOLN-Substitute Trustee

0025 09/25 0101 03CHECK 79.30

STATE OF TENNESSEE
COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Curtis M. Lincoln, Substitute Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 22ND day of September, 1992.

Martha Ann Stanley
NOTARY PUBLIC

My Commission Expires: 10-17-94

4879 2 SEP 25 8 59 AM

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $19,000.00.

Curtis M. Lincoln
AFFIANT

Sworn to and subscribed before me on this the 22ND day of September, 1992.

Martha Ann Stanley
NOTARY PUBLIC

My Commission Expires: 10-17-94

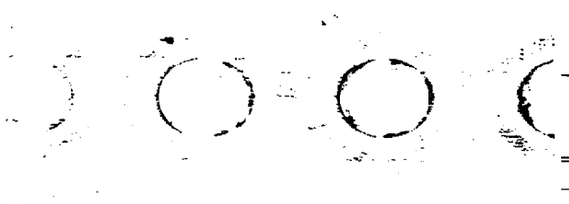


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8738 PAGE 175



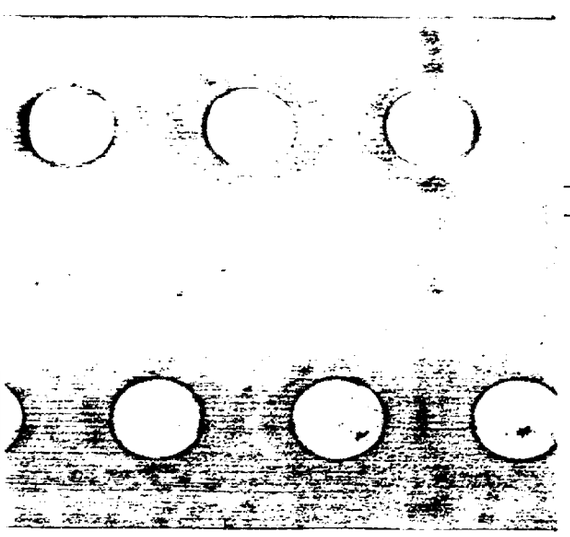
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 19000.00
CON TX 70.30
PRFEE 1.00
WDEED 8.00
TOTAL 79.30
CHECK 79.30

09/25/92 01 10:00 0001 0025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48792

IDENTIFICATION REFERENCE

SEP 25 9 59 AM '92

DAVIDSON COUNTY, TN

No. 573628