PREPARED BY WHITE, REGEN & STUART, ATTORNEYS, DICKSON, TENNESSEE

Map 076-05-153 through 169

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 18, 1989, of record in Book 7819 at page 967 in the Register's Office of Davidson County, Tennessee, Preston W. Hooper conveyed to Volunteer Title Company, Incorporated, Trustee, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference, for the purpose of securing the indebtedness evidenced by a promissory note of even date therewith made payable to Peoples Bank; and

WHEREAS, default having occurred in the payment of the indebtedness evidenced by the aforesaid promissory note, and in accordance with the terms of said note and the aforesaid deed of trust, Peoples Bank, the owner and holder thereof, declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the aforesaid promissory note appointed Barney B. Regen substitute trustee; and

WHEREAS, the owner and holder of the aforesaid promissory note directed the substitute trustee to sell the real property described in Exhibit A, as provided by the terms of the aforesaid deed of trust; and

WHEREAS, pursuant to direction and in accordance with the terms of the aforesaid deed of trust, the substitute trustee advertised the time, place, and terms of the sale in The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, and published a notice of sale in said newspaper for three (3) consecutive weeks prior to the sale, beginning August 20, 1992; and

WHEREAS, the aforesaid advertisement complied in all respects with the requirements for the exercise of the power of

sale contained in the aforesaid deed of trust; and

WHEREAS, at 11:30 a.m. Prevailing Central Time on September 10, 1992, the substitute trustee offered the real property described in Exhibit A for sale at the Metropolitan Courthouse in Nashville, Tennessee, and, after receiving competitive bids, sold said property to Peoples Bank for Eighty-Nine Thousand and No/100 Dollars ($89,000.00), this being the highest and best bid;

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Eighty-Nine Thousand and No/100 Dollars ($89,000.00) paid as a credit on the indebtedness evidenced by the aforesaid promissory note, **Barney B. Regen, Substitute Trustee**, acting under and by virtue of the power of sale contained in the aforesaid deed of trust, has bargained and sold and by these presents does transfer and convey unto the said **Peoples Bank**, its successors and assigns, the real property described in Exhibit A.

TO HAVE AND TO HOLD the real property described in Exhibit A, together with all improvements thereon, to the said Peoples Bank, its successors and assigns, forever.

And the substitute trustee does hereby transfer, assign, and set over unto Peoples Bank all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title to the property against the lawful claims of all persons claiming by, through, or under him as substitute trustee, but not further or otherwise.

WITNESS my hand this 10TH day of September, 1992.

Barney B. Regen, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary

public in and for said county and state, the within named Barney B. Regen, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 10th day of September, 1992.

Notary Public

My Commission Expires:

Sept. 20, 1993

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 126,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 10th day of September, 1992.

Notary Public

My Commission Expires:

3-22, 1993

SEND TAX BILLS TO:

Peoples Bank

200 Henslee Drive

Dickson, Tennessee 37055

ADDRESS OF NEW OWNER(S):

Peoples Bank

200 Henslee Drive

Dickson, Tennessee 37055

EXHIBIT A

Description of Property

BOOK 8750 PAGE 497

Being Lot No. 2 on the resubdivision of Lot 1, Lot 3 and Reserve Parcel "A" of the resubdivision of the Eatherly Estate, Tulip Grove Road, Hermitage, Davidson County, Tennessee, as shown of record in Plat Book 6900 at page 832 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

> Beginning at an iron pin in the easterly margin of Tulip Grove Road, common corner Lots Nos. 1 and 2; thence leaving Tulip Grove Road and along the common boundary line Lots Nos. 1 and 2, South 83 degrees 45 minutes East 292.17 feet to an iron pin; thence South 85 degrees 24 minutes East 254.75 feet to an iron pin; thence South 3 degrees 54 minutes West 484.03 feet to an iron pin; thence South 57 degrees 06 minutes West 128.07 feet to an iron pin; thence South 74 degrees 43 minutes West 80 feet to an iron pin; thence South 88 degrees 56 minutes West 80 feet to an iron pin; thence North 86 degrees 33 minutes West 70.47 feet to an iron pin; thence North 17 degrees 59 minutes West 580.50 feet to a concrete monument on the easterly margin of Tulip Grove Road; thence along the easterly margin of Tulip Grove Road 7148 feet to the point of beginning, and containing 5.95 acres, more or less.

Being the same property conveyed to Preston W. Hooper by Irene Steverson et al. dated April 18, 1989, of record in Deed Book 7819 at page 959 in the Register's Office of Davidson County, Tennessee.

52578

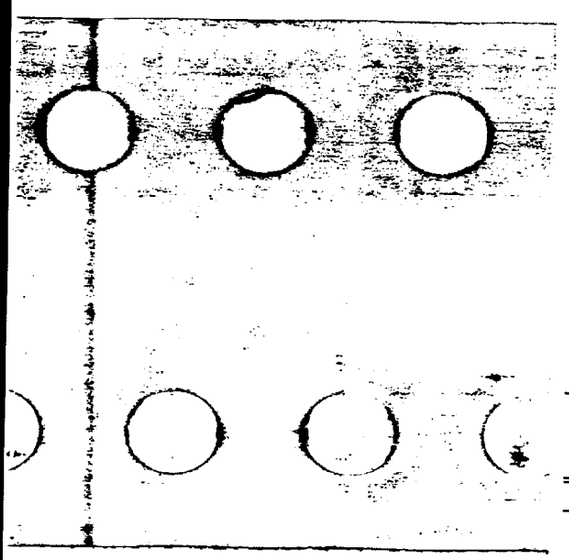
PROPERTY REFERENCE

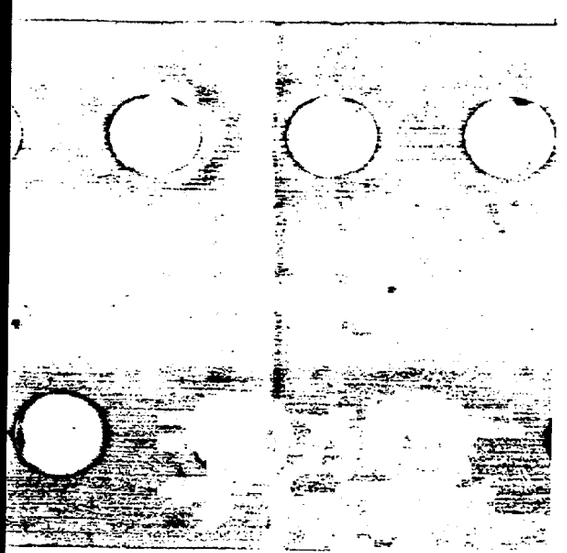
OCT 6 3 39 PM '92

DAVIDSON COUNTY, TN

PICK-UP

48 8181 10/06 01:01 90/01 OCHECK





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

RECEIVED OF _____

FOR _____

BOOK 8750 PAGE 498

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	
				126000.00
			CON TX	466.20
			PRFEE	1.00
			WDEED	16.00
			TOTAL	483.20
			CHECK	483.20
10/06/92	01		15:34 0001	8181

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5257.8

IDENTIFICATION REFERENCE

OCT 6 3 30 PM '92

DAVIDSON COUNTY, TN

No. 577716