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

SUBSTITUTE TRUSTEE'S DEED BOOK 8831 PAGE 252

Address New Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Employees' Credit Association ATTN: Mr. Bruce Rhodes P. O. Box 731 Nashville, Tennessee 37202-0731	Same	Map 029-00-0 Parcel 069.00

WHEREAS, **William R. Petre,** by Deed of Trust (the "Deed of Trust") dated June 21, 1989, transferred and conveyed to **Julian Sewell,** Trustee, the property described in Exhibit A hereto (the "property"), said Deed of Trust being of record in Book 7874, Page 318, 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 8805, Page 919,** 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 10:30 o'clock a.m., on December 31, 1992, at the Main door of the Courthouse in Nashville, Davidson County, Tennessee, when and where **Employees' Credit Association** ("Grantee") became the last and highest bidder for cash at the price of Thirty Four Thousand Five Hundred Fourteen and 97/100 Dollars ($34,514.97).

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. **County Taxes for the year 1992 and subsequent years.**

2. **Any and all other restrictions, encumbrances, or liens of any nature.**

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

Dated this 31st day of December, 1992.

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 31st day of December, 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 $34,514.97.

AFFIANT

Subscribed and sworn to before me this 31st day of December, 1992.

My Commission Expires:
May 28, 1995

Herman A. Ruben
NOTARY PUBLIC

EXHIBIT A

Being in the 14th Civil District of said County, described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates, Civil Engineers, dated March 28, 1960, as follows:

Beginning at an iron stake by a large post in the southerly margin of the Old Clarksville Road, said point being 246.3 feet westerly from the westerly line of Tract No. 4 of the Charles P. Zimmerle Lands, of record in Plan Book 3, page 28, Chancery Court, thence leaving said road and along a fence, south 28 degrees 15' west 356.2 feet to an iron stake in another fence; thence along the last mentioned fence, north 59 degrees 30' west 120.5 feet to an iron stake; thence north 28 degrees 10' east 358.7 feet to a stake in a fence in the southerly margin of the Old Clarksville Road; thence with the margin of the same, south 63 degrees east 120.5 feet to the beginning.

Being the same property conveyed to William R. Petre by Quitclaim Deed from G. Howard Doty, Trustee as of record in Book 5410, page 33, and by instrument of record in Book 5163, page 666, Register's Office for Davidson County, Tennessee.

7-93333

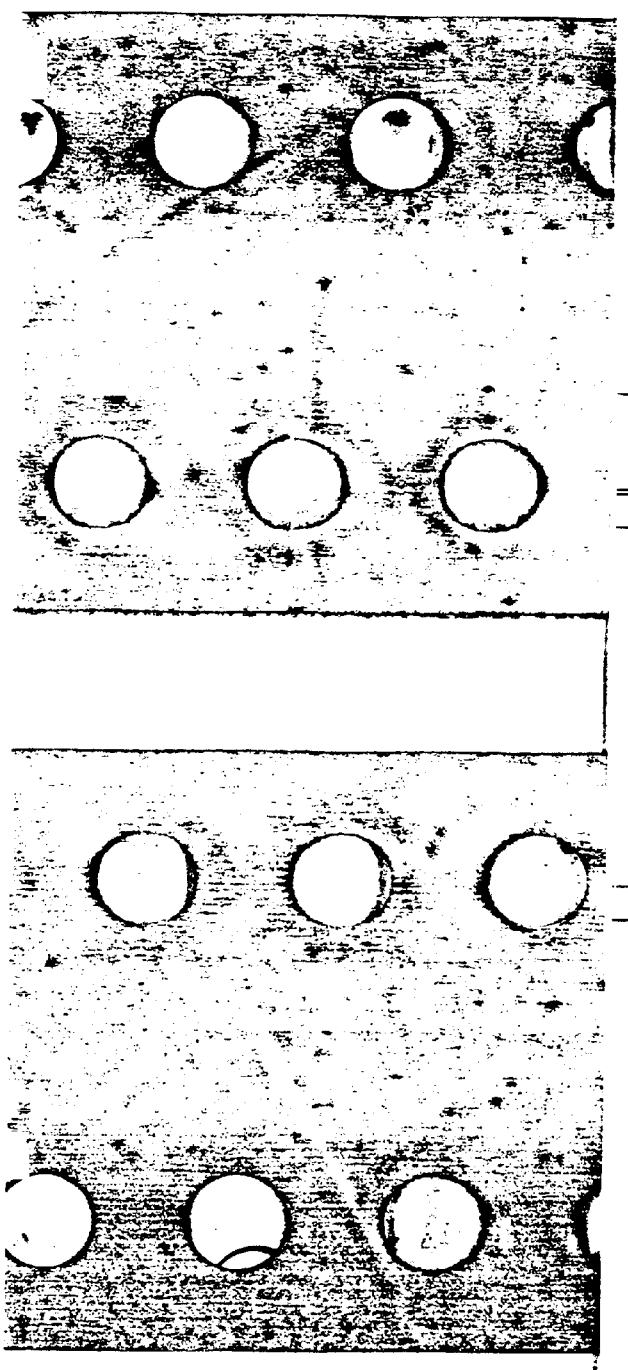
IDENTIFICATION REFERENCE

JAN 4 2 20 PM '93

DAVIDSON COUNTY, TN

PICK-UP

2220 01/04 0101 03CHECK 140.65



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8831 PAGE 255

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 34514.97
CON TX 127.65
PRFEE 1.00
WDEED 12.00
TOTAL 140.65
CHECK 140.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/04/93 01 14:19 0001 2220

7.9333

IDENTIFICATION REFERENCE

JAN 4 2 20 PM '93

FELIX Z. WILSON II REG. STER
DAVIDSON COUNTY, TN

No. 607042