This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

BOOK 8857 PAGE 993

ADDRESS NEW OWNER:

Commercial Credit Plan, Incorporated
5814 Nolensville Pike
Suite 103
Nashville, Tennessee 37211

SEND TAX BILLS:

SAME

PICK-UP

IDENTIFICATION REFERENCE

FEB 4 2 45 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

89624

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,132.00

AFFIANT

Subscribed and sworn to before me this the 4th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 1-22-95

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 14th day of November, 1990, Thomas B. Maxwell, Jr. executed a Deed of Trust to W. H. Bonds, Jr., Coffee County, Tullahoma, TN, as Trustee, to secure a promissory note of even date in the amount of $28,709.65, payable to the order of Commercial Credit Plan, Incorporated, as fully set out in Book 8238, Page 325, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said W. H. Bonds, Jr., Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 8810, Page 808, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Commercial Credit Plan, Incorporated, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on December 31, 1992 and January 7 and 14, 1993, respectively;

WHEREAS, the sale was to take place on Wednesday, January 27, 1993, at 10:00 a.m. at the main front door of the Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, the Notice provides that by oral announcement the Substitute Trustee may elect to adjourn the sale to another day and time certain without publication in accordance with law, upon announcement of said adjournment on the day and time and place of sale set forth above;

WHEREAS, the Substitute Trustee gave notice by oral announcement at the time and place originally designated for the sale to adjourn the sale until Wednesday, February 3, 1993, beginning at 10:00 a.m. at the main front door of the Davidson County Courthouse in Nashville, Tennessee, at which time the sale will take place in accordance with the terms of the Deed of Trust and the notice.

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Wednesday, February 3, 1993, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Commercial Credit Plan, Incorporated was the highest and best bidder, the amount of its bid being in the sum of Thirty Thousand One Hundred Thirty Two ($30,132.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Thirty Thousand One Hundred Thirty Two ($30,132.00) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Commercial Credit Plan, Incorporated, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 97 on Maury & Claiborn's Addition to Nashville, a plan of which is recorded in Book 21, pages 84 and 85, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 97 fronts 35 feet on the Easterly side of Claiborne Street and runs back between parallel lines, 165 feet to an alley.
>
> Being the same property conveyed to Thomas B. Maxwell, Jr., an unmarried person, by Quitclaim Deed from Duane Bernard Maxwell, dated September 26, 1990, recorded September 27, 1990, Book 8204, page 540, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 6079, page 72.

This is improved property also known 101 Claiborne Street, Nashville, Tennessee 37210.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Commercial Credit Plan, Incorporated, its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8238, Page 325, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Commercial Credit Plan, Incorporated, its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 4th day of February, 1993.

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 4th day of February, 1993.

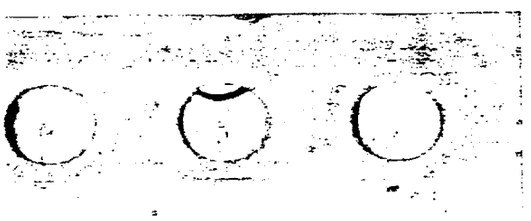
Carolyn M. Bill
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

1-22-95

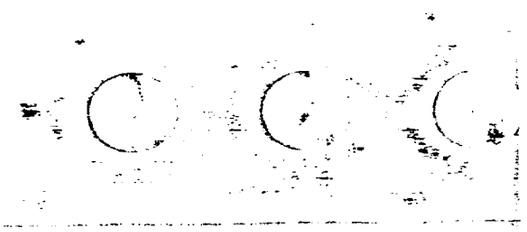
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8857 PAGE 996



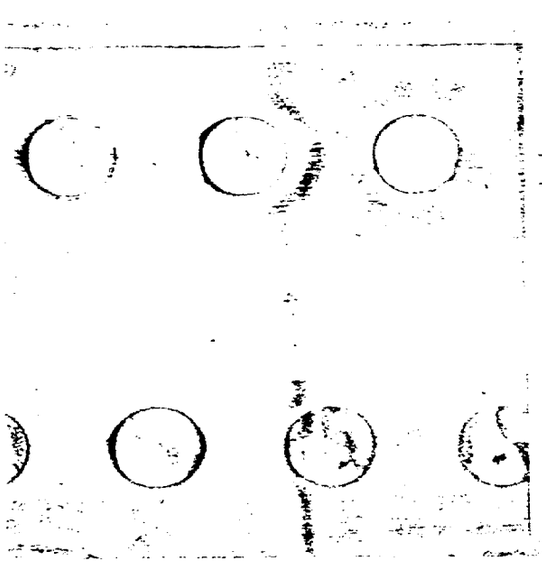
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	30132.00
CON TX	111.37
PRFEE	1.00
MDEED	12.00
TOTAL	124.37
CHECK	124.37

02/04/93 01 14:44 0001 9835

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



89624

IDENTIFICATION REFERENCE

FEB 4 2 46 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 618352