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Apr 12 3 26 PM '93

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This Instrument Prepared By:
Sherrard & Roe
424 Church Street
Suite 2000
Nashville, TN 37219-2375

SUBSTITUTE TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Mundaca Investment Corp. 416 Wilson Pike Circle Brentwood, Tennessee 37207	same	131-13-0 Parcel 043

WHEREAS, by Deed of Trust of record in Book 8067, page 875, rerecorded in Book 8077, page 343, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust"), William P. Sutherland and wife, Susan S. Sutherland, as Grantor, conveyed certain real estate and interests therein (the "Property") in trust to Union Financial Corp., Trustee, which was assigned on July 17, 1992, to Mundaca Investment Corporation in Book 8677, page 798, RODC, and to Stephen F. Wood, Jr., as Substitute Trustee, by Appointment of Substitute Trustee dated as of March 8, 1993, of record in Book 8883, page 865, Register's Office for Davidson County, Tennessee (the "Appointment") to secure the indebtedness described in the Deed of Trust (hereinafter referred to as the "Indebtedness"); and

WHEREAS, default having occurred in the payment of the Indebtedness, and in accordance with the terms of the Deed of Trust, the Beneficiary, as lawful owner and holder thereof declared that entire Indebtedness due and owing; and

WHEREAS, the Beneficiary directed Stephen F. Wood, Jr., as Substitute Trustee, to sell the Mr. Sutherland's survivorship interest in the Property, but retain all of its interest therein otherwise (including any interest conveyed by Mrs. Sutherland by the Deed of Trust), and in accordance with the terms of the Deed of Trust, and pursuant to said direction, Stephen F. Wood, Jr., Substitute Trustee, did advertise by advertisement published on March 15, 1993, March 22, 1993, and March 29, 1993, in The Nashville Business Journal, a newspaper of general circulation published in Davidson County, Tennessee, the property for sale on April 5, 1993, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash or credit upon the indebtedness secured if the holder were the successful purchaser, subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), plus any and all other matters and encumbrances superior in right to the liens of the Deeds of Trust, but free from the equity of redemption, statutory right of redemption, homestead and dower and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust.

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Mundaca Investment Corp., a Tennessee corporation, acting through its agent, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Stephen F. Wood, Jr., Substitute Trustee, in consideration of the sum of Twenty-five Thousand and no/100 Dollars ($25,000.00) as a credit against the Indebtedness pursuant to the bid of Mundaca Investment Corp., has bargained and sold, and by these presents does hereby transfer and convey unto Mundaca Investment Corp., its successors and assigns, the following described property located in Davidson County, Tennessee:

> The survivorship interest of William P. Sutherland in land in Davidson County, Tennessee, being part of Lot No. 54 on the map of the Revised Plan of Westwood, said part being further described as follows: Beginning at the common corner of Lots 39 and 40, thence with the line between Lots 40 and 54 in a northerly direction 100 feet to the common corner of Lots 40, 41, and 54, thence northwesterly with Lots 41 and 54 123 feet to the common corner of Lots 41, 42, and 54, and continuing in a northwesterly direction with the common line of Lots 42 and 54 130 feet to a point, said point being common to Lots 42, 43, 54, and 55. Thence with the common line between Lots 55 and 54 in a southwesterly direction 222 feet to a point, thence continuing between said lots in a southwesterly direction 285 feet to a point, thence leaving same to right angles in a southeasterly direction 87 feet, more or less, to a point. Thence northeasterly 154 feet, more or less, to a point, thence northeasterly 252 feet, more or less, to the point of beginning. Being the same property conveyed to William P. Sutherland and Wife, Susan S. Sutherland, by Warranty Deed from William T. Sutherland and Wife, Nancy L. Sutherland, to William P. Sutherland and Susan S. Sutherland, said Warranty Deed being recorded at Book 4732, Page 261, and corrected by Deed of Correction in Book 4744, page 628, RODC, along with an ingress-egress easement which is more particularly described as follows: "30 feet of ingress-egress across lot 54 is also granted herein as is all necessary right of way across lots 53 and 32, from the property above described to Stanford Dr., as was granted to the said Grantors by Thomas Bates Walker and wife Alice Warwick Walker of record in Book 2016, page 364, said Register's Office."

TO HAVE AND TO HOLD said survivorship interest in the Property, with the appurtenances, estate, title and interest thereto belonging to Mundaca Investment Corp., its successors and assigns, forever; and Stephen F. Wood, Jr., Substitute Trustee, does hereby transfer, assign, and set over unto Mundaca Investment Corp. all of his right, title and interest said survivorship interest in the Property with full benefit of the warranties of the Grantor contained in the Deed of Trust to the maximum extent that he can or should do as Trustee, but not further or otherwise. The Beneficiary expressly retains all of its interest in the Property other than aid survivorship interest, including any and all interest conveyed by Mrs. Sutherland by the Deed of Trust.

IN WITNESS WHEREOF, the said Stephen F. Wood, Jr., Substitute Trustee, has executed this instrument as of the 5th day of April, 1993.

Stephen F. Wood, Jr., Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, the within named Stephen F. Wood, Jr., 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 in Nashville, Tennessee, this 12 day of April, 1993.

Rita D'Guerry
Notary Public

My Commission Expires:
12-25-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

4690 04/12 0101 03CHECK 105.50

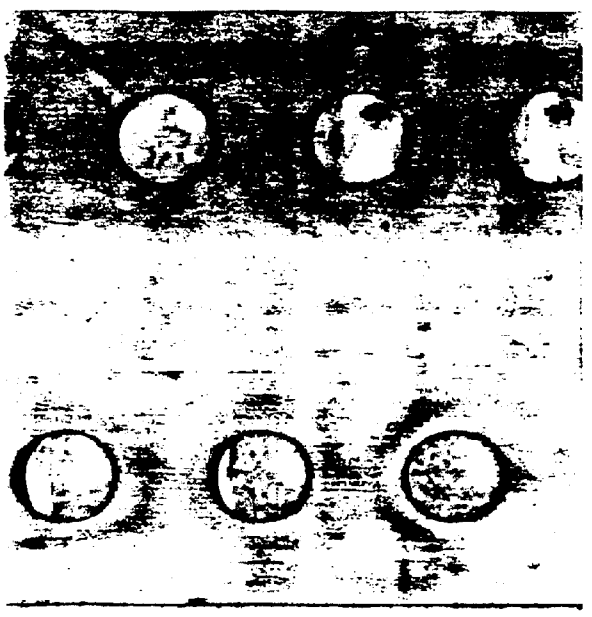
The consideration or value, whichever is greater, for this transfer is $25,000.00.

Affiant

Subscribed and sworn to before me this 12 day of April, 1993.

Rita D'Guerry
Notary Public

My Commission Expires:
12-25-97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

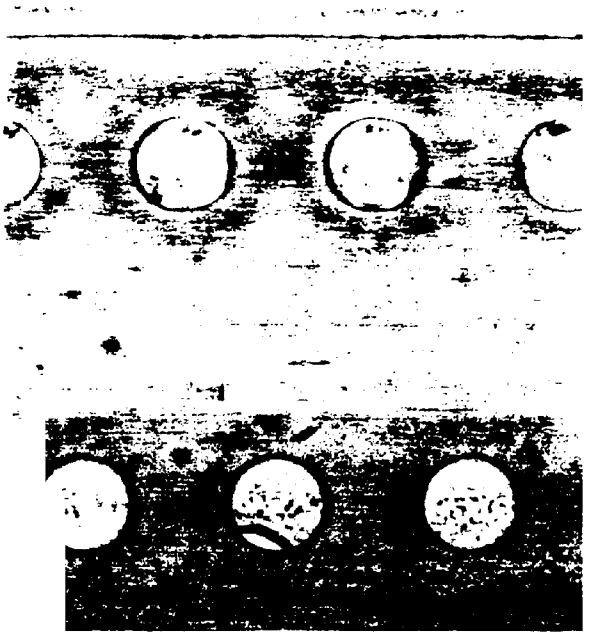
RECEIVED OF _____

FOR _____

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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 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 12.00
TOTAL ~~105.50~~
CHECK ~~105.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/93 01 15:27 0001 4690

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IDENTIFICATION

Apr 12 3 27 PM '93

No 639462