THIS INSTRUMENT PREPARED BY:

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

Mail

Map & Parcel: 81-11-136

TRUSTEE'S DEED

WHEREAS, under a certain promissory note dated March 23, 1992, executed by Keith L. Graham and wife, Dollye A. Graham, and recorded in Book 8583, Page 134, 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 of record in Book 8996, page 358, 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 8583, Page 134, 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 June 24, 1993, July 1, 1993, and July 8, 1993, stating that on the 16th day of July, 1993, 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 (July 16, 1993), said Curtis M. Lincoln, Substitute Trustee, offered said property for sale at public outcry and sold said property to ITT FINANCIAL SERVICES for Twenty Thousand Dollars ($20,000.00) 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:

LAND in Davidson County, Tennessee, being Lot No. 42 on the map of S.A. Champion's Subdivision of certain lots in the Harding Plan, as of record in Book 161, page 132, Register's Office for said County.

SAID Lot No. 42 fronts 50 feet on the westerly side of 21st Avenue North, formerly Estrella Street, and runs back between parallel lines 154.7 feet, more or less, to an alley.

BEING the same property conveyed to Dollye A. Graham by Affidavit of Inheritance of record in Book 8505, page 854, Register's Office for Davidson County, Tennessee.

ALSO BEING the same property conveyed to Major K. Ingram and wife, Esther Ingram by deed from James J. Halpin and wife, Irene May Halpin, of record in Book 1584, page 618, Register's Office for Davidson County, Tennessee.

This is property known as 1615 21st Avenue, North, Nashville, Tennessee, 37208.

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 16th day of July, 1993.

Curtis M. Lincoln
CURTIS M. LINCOLN-Substitute Trustee

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 16th day of July, 1993.

Lori A. Edwards
NOTARY PUBLIC

My Commission Expires: 6/2/97

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $20,000.00.

Curtis M Lincoln
AFFIANT

Sworn to and subscribed before me on this the 16th day of July, 1993.

Lori L Edwards
NOTARY PUBLIC

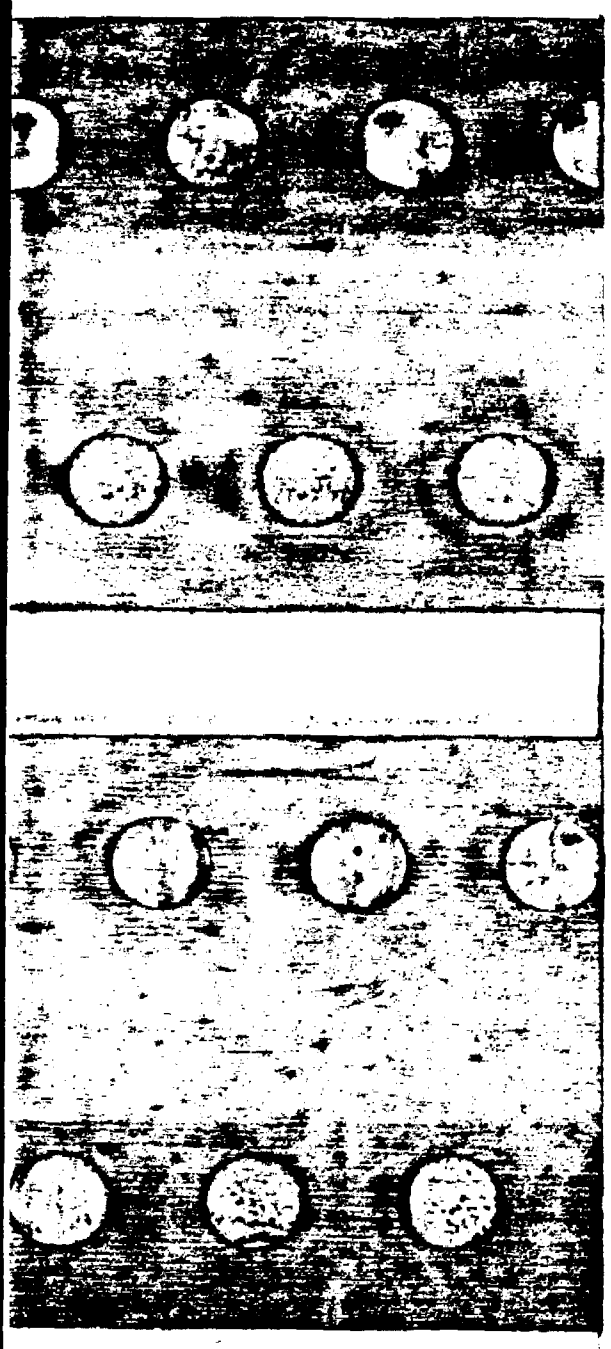
My Commission Expires: 6/2/97

42562
IDENTIF. & REFERENCE

93 JUL 20 AM 9:03

PEGGY A. WILSON II REGISTER
SUMNER COUNTY, TN.

5581 07/20 0101 03CHECK 87.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9018 PAGE 530

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	20000.00
			CON TX	74.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	87.00
			CHECK	87.00

07/20/93 01 09:03 0001 5581

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42562
IDENTIF. & REFERENCE

93 JUL 20 AM 9:03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 675973