ADDRESS OF NEW OWNER:
Jay Gilpin
3665 Knight Road
Whites Creek, TN 37189

SEND TAX BILLS TO:
Owner

MAP: 50

PARCEL: 114

BOOK 9023 PAGE 284

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT is made and entered into this 28th day of July, 1992, by and between James A. Waechter, TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 6811, PAGE 176, at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and Jay Gilpin, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

7374 07/23/93 01:01 003 BOOK 31.50

WHEREAS, by DEED OF TRUST dated March 19, 1986, and of record in BOOK 6811, PAGE 177, in the Register's Office for Davidson County, Tennessee, Phoenix Equities, Inc. conveyed to James A. Waechter, TRUSTEE, to secure to Jay Gilpin, the payment of one note in the amount of Eight Thousand Six Hundred Eighty Five and 16/100 $***8,685.16; and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by the said DEED OF TRUST, the PARTY OF THE FIRST PART did, by publication in The Nashville Record advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at the front door of the Court House in Nashville, Davidson County, Tennessee, after receiving competitive bids, sold said property to Jay Gilpin, at the price of $***5,000.00 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $***5,000.00, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, forever, the following described tract or tracts of land to wit:

44183

93 JUL 23 PM 2:05

A tract of land in the second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated November 18, 1983 prepared by Ragan-Smith-Murphy & Associates, Inc., Job No. 83-054, as follows:

To reach the beginning from an iron pin at the northeast corner of C.A. Wheeler, Jr., Tax Map 50, Parcel 100 on the westerly right of way line of I-24, follow I-24 N 10° 28' 02" W 514.65 feet to a concrete monument; thence N 19° 38' 27" W 1217.97 feet to a concrete monument; thence, N 26° 36' 18" W, 402.26 feet to a concrete monument; thence, N 19° 51' 52" W, 542.00 feet to an iron pin, the point of beginning; thence S 64° 09' 51" W 692.72 feet to a point in the center of a 50' private drive; thence, northwardly with the center of said drive and a 478.33 foot radius curve to the left 84.33 feet, said curve has a chord bearing and distance of N 24° 54' 32" W 84.22 feet; thence, N 29° 57' 45" W 293.72 feet; thence, with a 778.15 foot radius curve to the right 149.54 feet, said curve has a chord bearing and distance of N 24° 27" 26" W 149.31 feet; thence, N 18° 57' 07" W 221.50 feet; thence, leaving said drive N 71° 02' 53" E 644.57 feet to an iron pin on the westerly right of way line of I-24; thence, with said line S 0° 31' 19" E 321.79 feet to a concrete monument; thence, S 56° 21' 44" E 367.17 feet to a concrete monument; thence, S 19° 51' 52" E 62.24 feet to the point of beginning and containing 10.00 acres, more or less.

Being the same property conveyed to Phoenix Equities, Inc., by deed from Jay Gilpin of record in Book 6811, page 172,Register's office for Davidson County, Tennessee.

Property is located on Trail Hollow road in Nashville Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of equity of redemption, and deeds of trust, if any. AND PARTY OF THE FIRST PART, as SUBSTITUTE TRUSTEE, does hereby tranfer, assign and set over unto PARTY OF THE SECOND PART, all of the covenants and warranties contained in the aforesaid DEED OF TRUST and does hereby warrant the title as fully as he is authorized to do as SUBSTITUTE TRUSTEE but not further or otherwise. WITNESS MY HAND this the 28th day of July, 1992.

BY: _____ trustee

James A. Waechter
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for County and State, the within named James A. Waechter, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of July, 1992.

My Commission Expires:
5-28-1995

Robin S. Weakley
Notary Public

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transaction, whichever is greater, is $***5,000.00.

AFFIANT

Subscribed to or sworn to before me this 28th day of July, 1992.

My Commission Expires:
5-28-1995

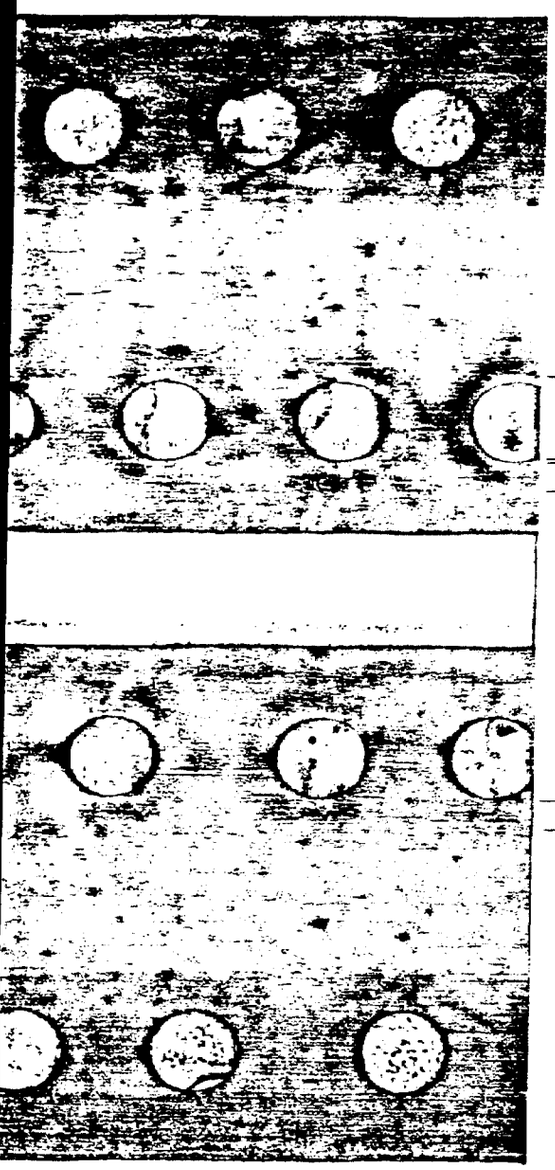
Robin S. Weakley
Notary Public

ROBIN S. WEAKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

PREPARED BY:
Walt, Dyer & James, Attorneys
Suite 130, One Burton Hills Blvd.
Nashville, Tennessee 37215

FILE BOX 61

PREPARED BY & RETURN TO:
DYER, JAMES & TAYLOR, ATTYS.
80 BURTON HILLS BLVD., SUITE 200
NASHVILLE, TN 37215



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

RECEIVED OF _____

FOR _____

BOOK 9023 PAGE 287

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 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 12.00
TOTAL 31.50
CHECK 31.50

07/23/93 01 14:05 0001 7354

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44183
IDENTIF. REFERENCE

93 JUL 23 PM 2:05

REGISTER
DAVIDSON COUNTY, TN.

No. 677720