PREPARED BY: T. LARRY EDMONDSON
ATTORNEY AT LAW
808 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
First Tennessee Bank National Association P.O. Box 119 Memphis, TN 38101	SAME	072-11-113

BOOK 9178 PAGE 233

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated January 29, 1990, executed by Larry Kim Stalvey, an unmarried person to First Title Corporation, Trustee, of record in Book 8041, Page 496 and assigned to First Tennessee Bank National Association of record in Book 8041, Page 501, Register's Office for Davidson County, Tennessee; and

WHEREAS, First Tennessee Bank National Association, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 8041, Page 496, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming T. Larry Edmondson, as Substitute Trustee by an instrument of record in Book 8041, Page 501, Register's Office for Davidson County, Tennessee; and

WHEREAS, T. Larry Edmondson, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising in The Nashville Record three times on October 28th, November 4th and November 11th, 1993 that said property would be sold at 10:00 A.M., prevailing time on Thursday, December 2, 1993, in the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Nine Thousand No/100 Dollars ($9,000.00) by First Tennessee Bank National Association (hereinafter referred to as "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Nine Thousand and No/100 Dollars ($9,000.00) cash in hand paid by the Grantee, T. Larry Edmondson, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly part of Lots Nos. 156, 157 and 158 and a part of Lakota Avenue (now closed) on the Map showing subdivision of the Waters Place, of record in Book 332, Pages 136 and 137, Register's Office for said County.

Beginning at a point in the easterly margin of Branch Street, formerly McKinney Avenue, said point being 20 feet north of the southerly margin of Lakota Avenue, (now closed), 205 feet more or less, to the westerly margin of Martha Street; thence south with the margin of said Martha Street 20 feet; thence west with the south margin of Lakota Avenue (now closed), 60 feet to the common corner of Lots Nos. 159 and 158; thence south with the line between said lots, 85 feet to a point; thence in a westerly direction, 150 feet, more or less, to the easterly margin of Branch Street; thence north with said margin 105.1 feet to the point of beginning.

Being the same property conveyed to Larry Kim Stalvey by Deed from Rev. H. Hawkins and wife, Mildred Hawkins, dated January 17, 1986, of record in Book 6771, Page 537, Register's Office for Davidson County, Tennessee.

This is improved property known as 2420 Branch Street, Nashville, Tennessee 37216.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns, forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only, and by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all unpaid taxes that may be a lien against said real estate. The land hereinabove described is conveyed subject to the rights of the United States to redeem the land as provided for in 26 U. S. C. 7425 (d) (1).

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agent, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 6th day of December, 1993.

P. LARRY EDMONDSON
Substitute Trustee

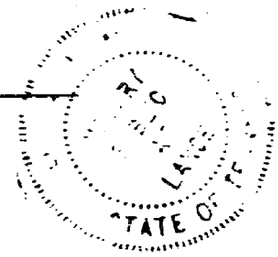
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and aforesaid, T. Larry Edmondson, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 6th day of December, 1993.

Lea D. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96



STATE OF TENNESSEE
COUNTY OF DAVIDSON

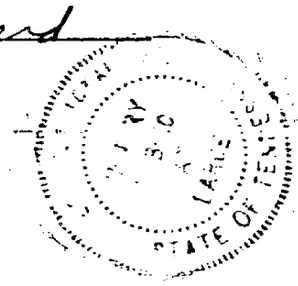
The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

Cynthia F. Modlin
AFFIANT

Sworn to and subscribed before me on this 6th day of December, 1993.

Lea D. Richard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96

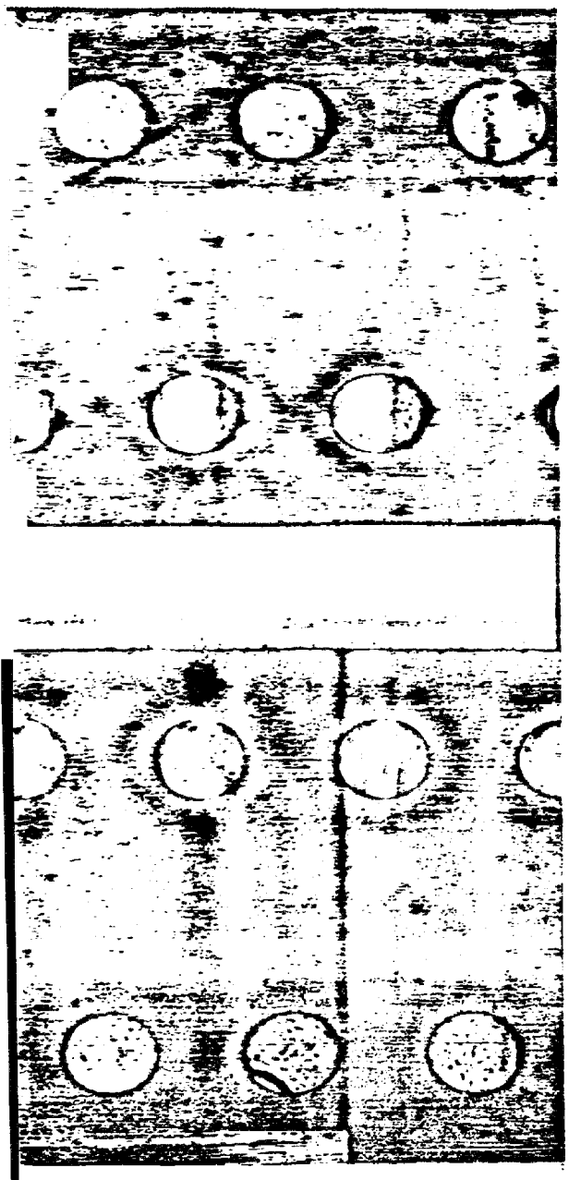


93968
IDENTIF. ↑ REFERENCE

93 DEC -7 AM 10:50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

0968 12/07 0101 03CHECK 46-30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9178 PAGE 241

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
			CHMT	9000.00
			CON TX	33.30
			PRFEE	1.00
			WDEED	12.00
			TOTAL	46.30
			CHECK	46.30
12/07/93	01		10:50 0001	0968

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

93968
IDENTIF. & REFERENCE

93 DEC -7 AM 10:50

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 731011