PREPARED BY: T. LARRY EDMONDSON
mail 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 100 Franklin, TN 37065	Same	119-14-157 6DA-32848

BOOK 9310 PAGE 809

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 20, 1989, executed by Teresa D. Hawkins to Dale Stegall, Trustee, of record in Book 7941, Page 31 and modified in Book 9152, Page 355, 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 7941, Page 31 and modified in Book 9152, Page 355, 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 8950, Page 60, 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 March 3rd, March 10th and March 17th, 1994 that said property would be sold at 10:00 A.M., prevailing time on Thursday, April 7, 1994, 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 Twenty Two Thousand and No/100 Dollars ($22,000.00) 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 Twenty Two Thousand and No/100 ($22,000.00) 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:

Being Lot No. 13 on the Map of Tuttle Heights, of record in Book 1130, Page 90, said Register's Office.

Said Lot No. 13 fronts 60 feet on the westerly side of Tuggle Avenue and runs back 157.6 feet on the northerly line and 157.3 feet on the southerly line to a dead line in the rear, measuring 60 feet thereon.

Being the same property conveyed to Teresa D. Hawkins by Deed from Frank E. Feinstein and wife, Dayna A. Feinstein, dated February 26, 1982, recorded March 1, 1982, Book 5856, Page 237, Register's Office for Davidson County, Tennessee.

This is improved property known as 2913 Tuggle Avenue, Nashville, Tennessee 37211.

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 and a Deed of Trust of record in Book 5231, Page 212, Register's Office for Davidson County, Tennessee.

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; Deed of Trust of record in Book 5231, Page 212, said Register's office 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 11th day of April, 1994.

T. 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 11th day of April, 1994.

Lea D. Rickard
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 $41,100.00

T. Larry Edmondson
AFFIANT

Sworn to and subscribed before me on this 11th day of April, 1994.

Lea D. Rickard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96

38621
IDENTIFICATION REFERENCE

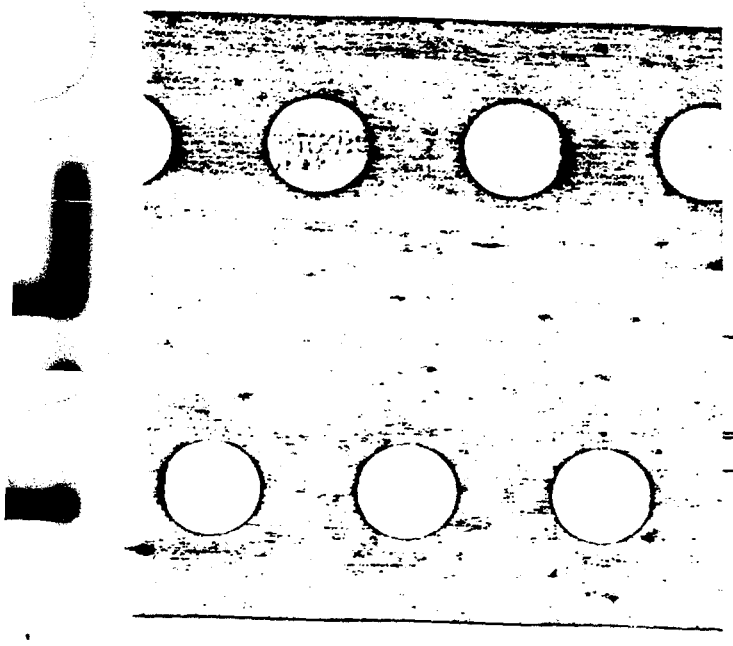
94 APR 13 AM 10:23
FELIA A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3580 04/13 0101 03CHECK 165.07

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

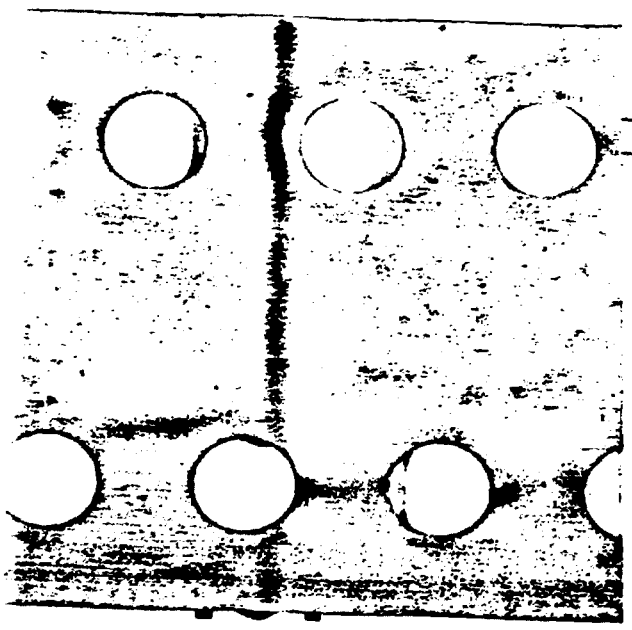
FOR _____

BOOK 9310 PAGE 812

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 41100.00
				CON TX 152.07
				PRFEE 1.00
				WDEED 12.00
				TOTAL 165.07
				CHECK 165.07

4/13/94 01 10:25 0001 3580



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38621
IDENTIFICATION REFERENCE

94 APR 13 AM 10: 23
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 778787