Box 14

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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
SouthTrust Bank of Tennessee 230 Fourth Ave. North P. O. Box 25150 Nashville, TN 37202-5150	Same	Map: 72-6 Par.: 338 15D 07955

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SouthTrust Bank Tennessee, formerly SouthTrust Bank of Middle Tennessee, ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 8191, Page 133, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), which Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness in the original principal sum of $70,846.15;

WHEREAS, by and through the above described Deed of Trust, the grantor, Randolph Hilman, unmarried, ("Borrower") conveyed the real property described herein to R. Rick Hart, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, the Lender pursuant to the terms and conditions of the above Deed of Trust, did appoint R. Garry Chaffin as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record at Book 9283, Page 410, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default by the Borrower in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property(ies) for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property(ies) for sale in the "Nashville Record" on March 24, March 31, and April 7, 1994, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 15th day of April, 1994, appear and conduct the sale of the herein described property;

WHEREAS, SOUTHTRUST BANK OF TENNESSEE did place the highest bid for the subject property(ies), being the sum of Fifty Seven Thousand and 00/100 ($57,000.00):

NOW THEREFORE, for and in consideration of the sum of $57,000.00 the Substitute Trustee, R. Garry Chaffin, has bargained and sold, and by these presents does transfer and convey unto the said SouthTrust Bank of Middle Tennessee, the Grantee herein, its heirs and assigns, the property described as follows:

SEE **EXHIBIT "A"**, ATTACHED, FOR A COMPLETE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY HEREBY CONVEYED

The Substitute Trustee makes no personal warranties or representations concerning the subject property. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantees, their heirs and assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(This sale is further authorized by the AGREED ORDER GRANTING RELIEF FROM THE AUTOMATIC STAY AND ABANDONING PROPERTY COMBINED WITH NOTICE entered on March 1, 1994, in the United States Bankruptcy Court for the Middle District of Tennessee, being case number 393-07203.)

WITNESS, my hand this 15th day of April, 1994.

R. Garry Chaffin
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named R. Garry Chaffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Substitute Trustee under the above referenced Deed of Trust, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 15th day of April, 1994.

Notary Public

My Commission Expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $57,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this the 15th day of April, 1994.

Notary Public

My Commission Expires: 9-16-95

THIS INSTRUMENT PREPARED BY:
CHAFFIN AND BURNSED
Third National Financial Ctr., Suite 1350
Nashville, Tennessee 37219

fordeed.hil

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EXHIBIT "A"
LEGAL DESCRIPTION

Being Lot No. 79 on the Map of Kenmore Place, as of record in Book 332, pages 32 and 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 100 feet on the southerly side of Warner Avenue and runs back between parallel lines 250.0 feet of a dead line.

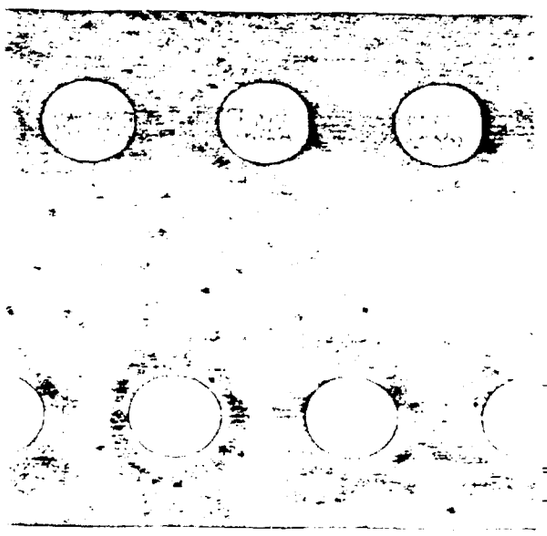
Being the same property conveyed to Randolph Hilman, unmarried, by deed from Cynthia S. Evans, unmarried, of record in Book 7979, page 959, said Register's Office.

The said property has a street address of: 1220 Kenmore Place, Nashville, Tennessee 37206.

3353 04/19 0101 03CHECK 223.90

40732
IDENTIF. & REFERENCE

94 APR 19 PM 2:38
REGISTER
DAVIDSON COUNTY, TN.



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	57000.00
CON TX	210.90
PRFEE	1.00
WDEED	12.00
TOTAL	223.90
CHECK	223.90

04/19/94 01 14:39 0001 5853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40732
IDENTIF. & REFERENCE

94 APR 19 PM 2:38
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 781026