THIS INSTRUMENT PREPARED BY:

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F. B. Murphy, Jr., Attorney
P. O. Box 159097
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Arthur C. Spain 1108 Battlewood Street Franklin, Tennessee 37064	New Owner	Map No. 81-11 Parcel No. 396

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Ronald Emanuel and wife, Betty J. Emanuel, by Deed of Trust (the "Deed of Trust") dated October 26, 1983, of record in Record Book 6275, page 367, Register's Office for Davidson County, Tennessee, conveyed to J. Greg Hardeman, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"); and

WHEREAS, said real property was conveyed to Danny Thomas by deed of record in Book 8369, page 789, Register's Office for Davidson County, Tennessee, said conveyance being subject to the aforesaid Deed of Trust; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of said Note demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, F. B. Murphy, Jr. was duly appointed as Substitute Trustee in the place and stead of Arthur E. McClellan, Trustee by the instrument of record in Book 9277, page 4, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Business Journal on March 28, April 4 and April 11, 1994; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the sooth door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Tuesday, April 19, 1994, and ARTHUR C. SPAIN (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Seven Thousand Five Hundred Dollars ($7,500.00). BOOK 9318 PAGE 775

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Substitute Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Being the northerly 50 feet of Lot No. 307 on the plan of D. T. McGavock's and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.
>
> Said part of said lot No. 307 fronts 50 feet on the easterly side of 16th Avenue, North, and extends back between parallel lines along the southerly margin of Cockrill Street, 170 feet to an alley.
>
> Being the same property conveyed to Danny Thomas by deed from Ronald Emanuel and wife, Betty J. Emanuel, of record in Book 8369, page 789, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all unpaid taxes that may be a lien against the property; restrictive covenants, easements and set-back lines; any and all redemption rights that exist, including the right of redemption of any government agency; and any and all other prior liens or encumbrances.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or

under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Substitute Trustee's Deed on this 19th day of April, 1994.

F. B. Murphy Jr.

F. B. MURPHY, JR., Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, this 19th day of April, 1994.

Julie S. Hurley

NOTARY PUBLIC

My Commission Expires: 1-25-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $7,500.00.

F. B. Murphy Jr.

AFFIANT

Sworn to and subscribed before me this 4th day of April, 1994.

Julie S. Hurley

NOTARY PUBLIC

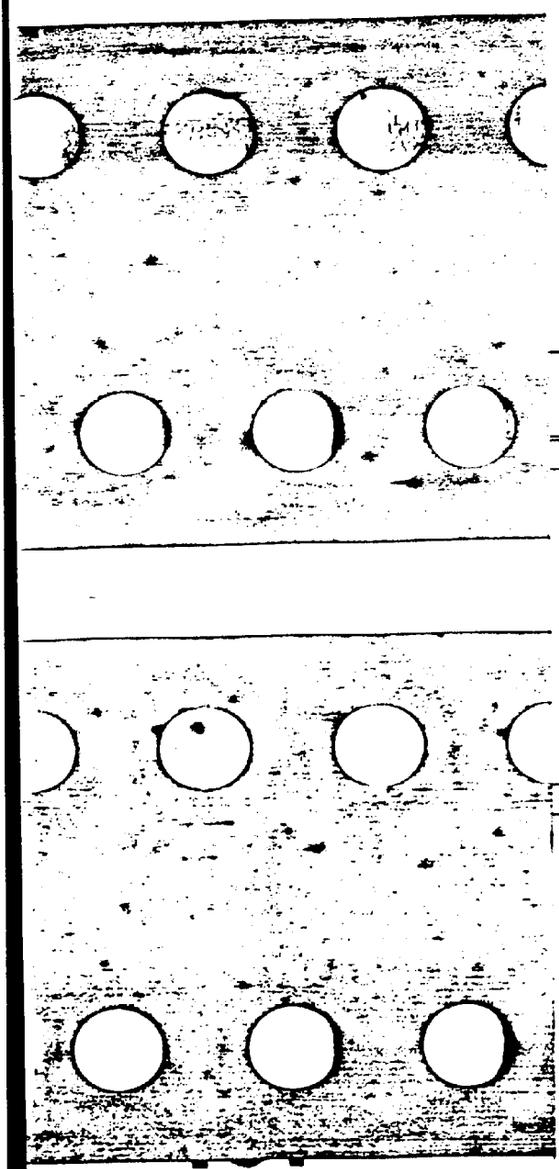
My Commission Expires: 1-25-97

94 APR 21 AM 10:14
DAVIDSON COUNTY, REGISTER

41484
IDENTIF. & REFERENCE

6655 04/21 0101 03CHECK 40.75

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



RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 7500.00
				CON TX 27.75
				PRFEE 1.00
				MISC 12.00
				TOTAL 40.75
				CHECK 40.75
04/21/94	01			10:16 0001 6655

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

41484
IDENTIF. & REFERENCE

94 APR 21 AM 10: 15
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 781814