This Instrument Prepared By: David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Lucian N. Underwood and
Mary Catherine Underwood
1719 Nassau Street — Same — Map 133-1 Parcel No. 23
Nashville, TN 37208

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $26,200.00.

David M Smythe
Affiant

Subscribed and sworn to before me, this 20th day of May, 1994.

Elizabeth M. Arnold
Notary Public

My Commission Expires:

3/25/95

WHEREAS, by Deed of Trust dated September 20, 1991, and recorded in Book 8448, Page 502, Register's office for Davidson County, Tennessee, Trina J. Miles, unmarried, conveyed to Guaranty Title Company, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 9286, Page 507, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 20th day of May, 1994, at 11:00 o'clock A.M. at the south front door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Lucian N. Underwood and wife, Mary Catherine Underwood, being the highest and best bidder became the purchaser of said property at and for the sum of Twenty-Six Thousand Two Hundred and No/100ths Dollars ($26,200.00).

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Lucian N. Underwood and wife, Mary Catherine Underwood, the following real estate:

Being Lot No. 14 on the Map of William Coleman, a subdivision 7.08 acres off the west part of the Radnor College Lane of record in Book 847, Page 181, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Trina J. Miles, unmarried, by Deed of record in Book 8448, Page 499, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property in the maker of said Deed of Trust, and all persons claiming through and under said maker.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Lucian N. Underwood and wife, Mary Catherine Underwood, their representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 20th day of May, 1994.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Aman, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 20th day of May, 1994.

Elizabeth M. Aman
Notary Public

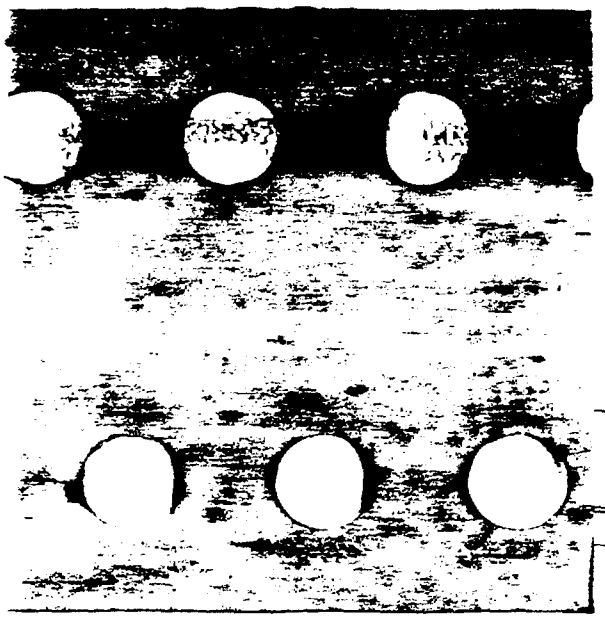
My Commission Expires:

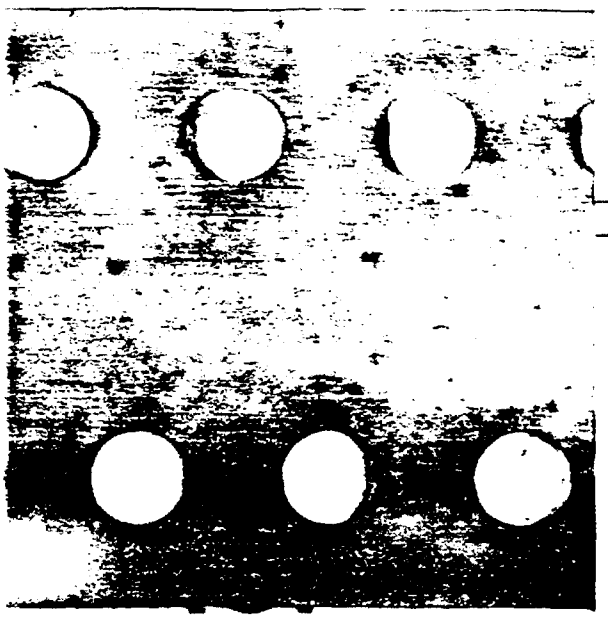
3-21-95

NOTARY PUBLIC AT LARGE STATE OF TENN.

94 MAY 23 AM 10:23
FEE $ REGISTER
DAVIDSON COUNTY, TN.

52775
IDENTIFICATION REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9353 PAGE 40

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 26200.00
MOR TX 96.94
ERR CO
MOR TX 96.94-
96.94
PRFEE 1.00
MISC 8.00
TOTAL 105.94
CHECK 105.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52775
IDENTIF. & REFERENCE

94 MAY 23 AM 10: 23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

05/23/94 01 10:22 0001 9026

No. 794024