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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR NO.
NationsBank of Tennessee, N.A. P.O. Box 21846-NC4-102-0118 Greensboro, NC 27420	SAME	083-01-014

BOOK 9371 PAGE 127

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated February 23, 1993, executed by Laura Sue Molyneaux a/k/a Laura Molyneaux to Teri Hasenour Gordon, Trustee, of record in Book 8886, Page 336, Register's Office for Davidson County, Tennessee; and

WHEREAS, NationsBank of Tennessee, N.A., the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 8886, Page 336, 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 9297, Page 880, Register's Office for Rutherford 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 April 28th, May 5th and May 12th, 1994 that said property would be sold at 10:00 A.M., prevailing time on Tuesday, May 26, 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 Five Thousand Nine Hundred and No/100 Dollars ($25,900.00) by NationsBank of Tennessee, N.A. (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 Five Thousand Nine Hundred and No/100 ($25,900.00) 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:

Land in Davidson County, Tennessee, being the south 51 feet front and 49 feet 10 inches rear of Lot No. 27 on the Map of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, as of record in Book 843, Page 79, Register's Office for said County.

Said part of said Lot No. 27 fronts 51 feet on the west side of Laurent Street, formerly Kline Avenue, and runs back between lines 200 feet to an alley in the rear, on which it measures 49 feet 10 inches.

Being the same property conveyed to John and Laura Molyneaux of record in Book 6204, Page 658, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Laura Sue Molyneaux by Quitclaim Deed from John Michael Molyneaux of record in Book 8043, Page 409, Register's Office for said County.

This is improved property known as 1212 Laurent Street, Nashville, TN 37206.

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 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 June, 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 6th day of June, 1994.

Lea S. Rikard
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 $25,900.00.

Cynthia F. Medlin
AFFIANT

Sworn to and subscribed before me on this 6th day of June, 1994.

Lea S. Rikard
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-96

58473
IDENTIFICATION REFERENCE

94 JUN -7 AM 10:31
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

3329 06/07 0101 03CHECK 108.83

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

RECEIVED OF _____

FOR _____

BOOK 9371 PAGE 130

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
			DAMT	25900.00
			CON TX	95.83
			PRFEE	1.00
			WDEED	12.00
			TOTAL	108.83
			CHECK	108.83
06/07/94	01	10:32	0001	3329

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

58473
IDENTIFICATION REFERENCE

91 JUN -7 AM 11:31
REGISTER
DAVIDSON CO. TN.

No. 800098