Box 38 JPC

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
First Tennessee Bank
P. O. Box 474
Memphis, TN 38101

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Map and Parcel
118-01-48.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated November 26, 1986, to Ralph E. Kelly and Thomas F. Baker, IV, Trustee, executed by Anthony Springman and wife, Colleen Springman, as same appears of record in Book 7055, page 233, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV as Trustee under said Deed of Trust and has nominated and appointed Jean P. Shearer as Substitute Trustee, pursuant to the terms of said Deed of Trust, which appointment of Substitute Trustee is of record in Book 9334, page 388, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Jean P. Shearer, Substitute Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on May 19, 1994, and subsequent insertions appearing on May 26, 1994, and June 2, 1994, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on June 14, 1994, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to First Tennessee Bank National Association at and for the sum of Sixty Five Thousand Three Hundred Seventy Eight and 43/100 ($65,378.43) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Tennessee Bank National Association, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Jean P. Shearer, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said First

Tennessee Bank National Association, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot A on the Zone Lot Division of 20, Victoria Place, easterly half, as of record in Book 6250, page 789, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Anthony L. Springman by deed from Cornerstone Construction Company of record in Book 7055, page 230, said Register's Office.

This is improved property known as 1206B Dallas Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto First Tennessee Bank National Association, its successors and assigns, in fee simple forever. The said Jean P. Shearer, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Substitute Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Jean P. Shearer, as Substitute Trustee, has executed this instrument on the 15th day of June 1994.

Jean P. Shearer
JEAN P. SHEARER
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jean P. Shearer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of June, 1994.

Vicki A. Jones
NOTARY PUBLIC

My commission expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $65,378.43.

Jan P. Shares
Affiant

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

Vicki A. Jones
Notary Public

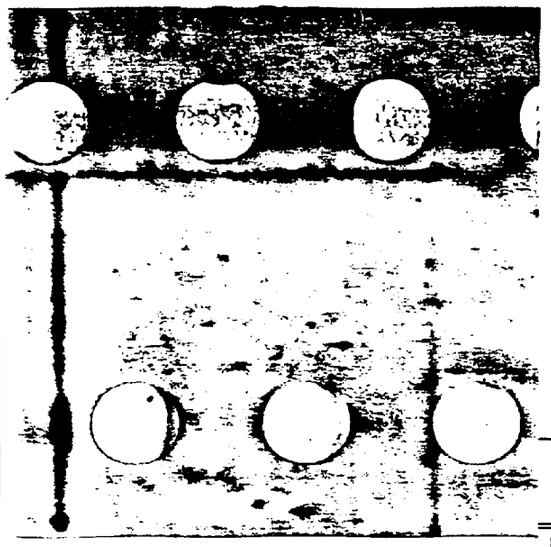
My commission expires: 9-16-95

6341 06/15 0101 03CHECK 254.98

6. 17
IDENTIF. & REFERENCE

94 JUN 15 PM 12:17
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

w5:MJP0615941.jp



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

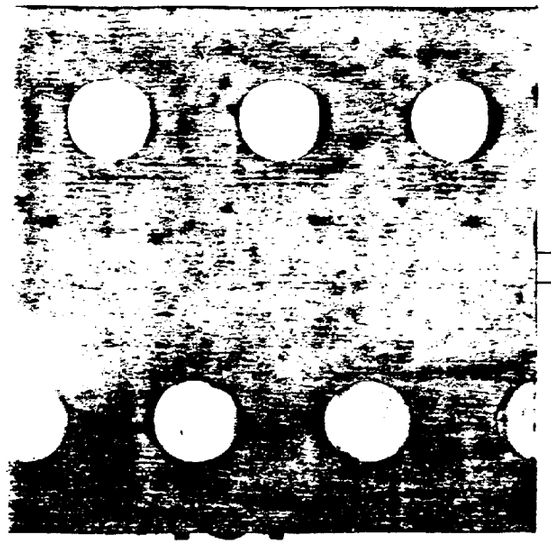
RECEIVED OF _____

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 65378.43
				CON TX 241.98
				PRFEE 1.00
				WDEED 12.00
				TOTAL 254.98
				CHECK 254.98
06/15/94	01			12:18 0001 6361



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61297
IDENTIFICATION REFERENCE

94 JUN 15 PM 12:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 803104