THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

BOOK 9387 PAGE 802

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,000.00.

James A Carney
AFFIANT

Subscribed and sworn to before me this 10th day of June, 1994.

Beverly M. Fields
NOTARY PUBLIC
My Commission Expires: 7-23-94

Name & Address of Property Owner(s):	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
J. T. Murphree, et ux 1123 Longwood Loop Mesa, Arizona 85208	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 82-3 Parcel 177

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Installment Deed by J. T. Murphree and wife, Winifred Murphree, to Tony R. Hand and wife, Sherry Hand, of record in Book 6489, page 953, Register's Office for Davidson County, Tennessee, in which said Installment Deed, Tony R. Hand and wife, Sherry Hand, joined and conveyed the hereinafter described property to E. A. Carney, Trustee, to secure a promissory note described in said Installment Deed; and

WHEREAS, E. A. Carney was unable to serve as Trustee, the Owners and holders of the secured note appointed J. A. Carney as Substitute Trustee by instrument of record in Book 9362, page 604, Register's Office for said County; and

WHEREAS, default was made in the payment and conditions of said note and the owners and holders of said note instructed the said J. A. Carney, Substitute Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said J. A. Carney, Substitute Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee, on Friday, June 10, 1994 at 1:00 o'clock p.m.; and

WHEREAS, at the time and place stated in said advertisement, the said J. A. Carney, Substitute Trustee, offered the property, hereinafter described, for sale to the highest and best bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, J. A. Carney, Substitute Trustee, offered for sale and sold said property to J. T. Murphree and wife, Winifred Murphree, for $37,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Thirty Seven Thousand ---------- And No/00 ---------- ($37,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, J. A. Carney, Substitute Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said J. T. Murphree and wife, Winifred Murphree, their heirs and assigns, the following described real property in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Map Benedict Land Company's Subdivision of the Lindsley Tract, as of record in Book 332, page 40, Register's Office for said County.

Said Lot No. 107 fronts 50 feet on the northerly side of Stockell Street and runs back between parallel lines, 178.3 feet to an alley.

Being the same property conveyed to Tony R. Hand and wife, Sherry Hand, by deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 6489, page 953, Register's Office for Davidson County, Tennessee, and subsequently conveyed by Tony R. Hand to H. E. Collins, Trustee, who reconveyed Sherry L. Hand, individually, by Quitclaim Deed of record in Book 8189, page 998, said Register's Office.

THIS IS IMPROVED PROPERTY, commonly known as 1104 Stockell Street, Nashville, Tennessee 37207

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said Grantees any and all warranties held by me as Substitute Trustee, but not otherwise.

WITNESS my hand on this the 10th day of June, 1994

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J. A. CARNEY, 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, James A. Carney, Substitute Trustee, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of June, 1994.

NOTARY PUBLIC

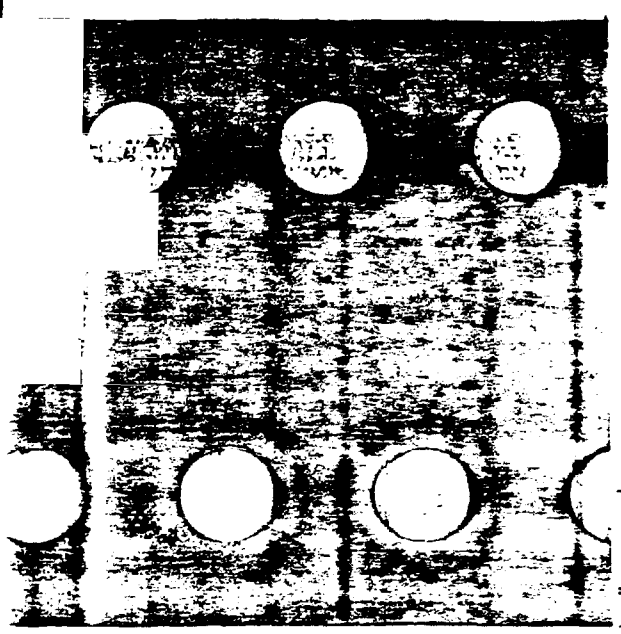
My Commission Expires: 7-23-94

64528
IDENTIF. ↑ REFERENCE

94 JUN 24 PM 12:56
REGISTER
DAVIDSON COUNTY, TN.

PICK

9894 06/24 0101 03CHECK 149.00



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

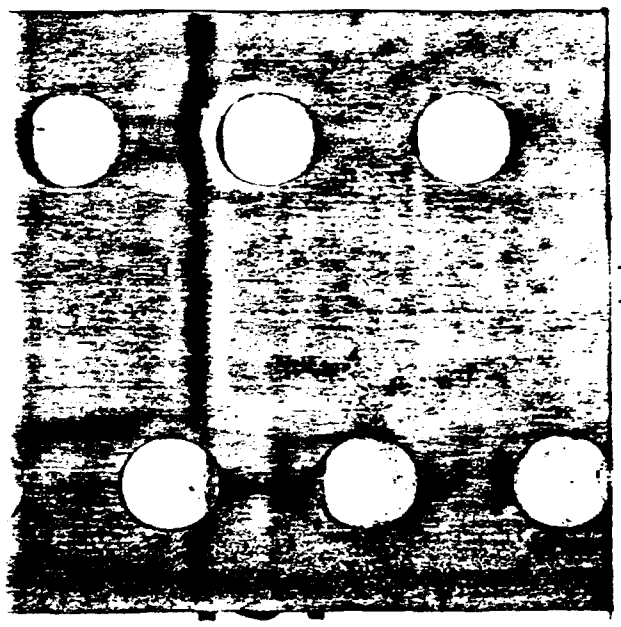
RECEIVED OF _____

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	37000.00
			CON TX	136.90
			PRFEE	1.00
			WDEED	12.00
			TOTAL	149.90
			CHECK	149.90
06/24/94	01	12:56	0001	9894



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64528
IDENTIF. ↑ REFERENCE

94 JUN 24 PM 12:56
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806596