14B

BOOK 9393 PAGE 632

FROM: Marc T. McNamee
SUBSTITUTE TRUSTEE

Address New Owner as follows: Send Tax Bills to: Map-Parcel No.

NationsBank of Tennessee, N.A. same Map-Parcel
c/o AMRESCO Institutional, Inc. 84-16-176
ATTN: Larry Shelton
901 West Trade Street
NCI - 003-04-20
Charlotte, NC 28255

This instrument prepared by: Neal & Harwell, 2000 First Union Tower, 150 Fourth Avenue, North, Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 349,500.00.

NationsBank of Tennessee, N.A.
By: Scott C. Williams, attorney

Subscribed and sworn to before me, this the 30th day of June, 1994.

Tammy Turner
NOTARY PUBLIC

my commission expires 1-27-96

NOTARY PUBLIC STATE AT LARGE TENNESSEE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated May 16, 1988, of record in Book 7545, page 782, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Herbert C. Ruck and wife, Elmie A. Ruck conveyed to Scott C. Williams, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the lawful owner and holder of the indebtedness, by the terms of a certain instrument of record in Book 9368, page 985, Register's Office for Davidson County, Tennessee, appointed Marc T. McNamee, Substitute Trustee, in the place and stead of Scott C. Williams, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Marc T. McNamee, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Marc T. McNamee, Substitute Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:00 A.M., on Thursday June 30, 1994, at the front door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust, and advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on June 9, 16, and 23, 1994; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, NationsBank of Tennessee, N.A., acting through its agent, MARC T. McNAMEE, was the highest and best bidder;

NOW, THEREFORE, the undersigned, Marc T. McNamee, Substitute Trustee, pursuant to the bid of NationsBank of Tennessee, N.A., acknowledges receipt of the sum of Three hundred Fifty Thousand and no/100 Dollars ($350,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto NationsBank of Tennessee, N.A., a national banking association, its successors and assigns, the following described real estate in Davidson County, Tennessee:

See Exhibit A Legal Description attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to NationsBank of Tennessee, N.A., a national banking association, its successors and assigns, forever; and Marc T. McNamee, Substitute Trustee, does hereby transfer, assign, and set over unto NationsBank of Tennessee, N.A., all of his right, title and interest in the said property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Marc T. McNamee, Substitute Trustee, has executed this instrument on this the 30th day of June, 1994.

Marc T. McNamee, Substitute Trustee

Marc T. McNamee,
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marc T. McNamee, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee, on this 30th day of June, 1994.

Tammy Turner Fox
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-27-96

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EXHIBIT A
LEGAL DESCRIPTION

TRACT I:

Land in the 3rd, formerly 2nd, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on a Map of the Subdivision of part of the Alex Perry Lands near Donelson, Tennessee, by survey of Erle Drake, County Surveyor, December 20, 1922, and described according to a copy of a survey of three lots being part of the Helm property in said District by Z.J. Wilkinson, Surveyor, March 9, 1945, and a 20 foot roadway for the right of ingress and egress to the Old Lebanon Road, said right-of-way being a part of Lot No. 3 on the Map of the Alex Perry lands.

Said parts of Lots Nos. 3 and 4 are described as follows: BEGINNING at a point on the westerly margin of a 20 foot roadway North 1-3/4 deg. west 225 feet from the center of the Old Lebanon Pike, being the northeast corner of part of Lots Nos. 3 and 4 of the Alex Perry Lands, conveyed to Hubert E. Huffer by deed of record in Book 1272, page 226, said Register's Office, and being erroneously called parts of Lots Nos. 3 and 4 on the Map of Donelson Heights, not of record; thence south 87 deg. west, passing Hubert Huffer's northwest corner at 70 feet, and along the north line of the C.A. Singleton Lot, 184 feet to a point in the east boundary of the Donelson Heights Subdivision, not of record, being the east line of the property conveyed to Ernest Kelly, by deed of record in Book 1235, page 259, said Register's Office; thence north 3 deg. west along Kelly's east line 75 feet to a point; thence south 87 deg. east 184 feet to a point in the west margin of a 20 foot roadway; thence with the margin of the same southerly 75 feet to the point of beginning.

INCLUDED in this transfer is all of grantor's right (said right not being exclusive), title and interest in an easement for ingress and egress of Old Lebanon Road, along said 20 foot roadway known as Helm's Land, and described as follows:

BEGINNING at a point at the southeast corner of part of Lots Nos. 3 and 4 conveyed to Hubert E. Huffer, by deed of record in Book 1272, page 226, said Register's Office; thence with Huffer's east line north 1-3/4 deg. west passing Huffer's northeast corner at 225 feet, in all a distance of 300 feet, to the northeast corner of the property herein conveyed; thence north 87 deg. east 20 feet to a point; thence south 1-3/4 deg. east 300 feet to the point in the center line of Old Lebanon Road; thence south 87 deg. west 200 feet to the beginning.

TRACT II:

Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the Map of the Subdivision of part of the Alex Perry Lands near Donelson, Tennessee, and described according to a copy of survey thereof made March 9, 1945, by Z.J. Wilkinson, surveyor, together with a 20-foot roadway running south from the land in question to the Old Lebanon Road, said right of way being part of Lot No. 3 of the Alex Perry Lands, and described as follows:

BEGINNING at a point in the west margin of a 20-foot roadway, now called Helms Lane, North 1-3/4 deg. west 300 feet from the centerline of Old Lebanon Pike, begin 75 feet north of the northeast corner of the property conveyed to Hubert E. Huffer, by deed of record in Book 1272, page 226, Register's Office for said County; thence South 87 deg. west 184 feet, more or less, to a point in the east line of Donelson Heights, not of record; thence with the easterly line of the same, North 3 deg. west 75 feet to a point, the southwest corner of the property conveyed to Herbert L. Helms, by deed of record in Book 1320, page 487, Register's Office; thence along Helms' south line, North 86 deg. 15' East, 184 feet to the northwest terminus of said 20-foot roadway; thence with the

margin of the said roadway, now called Helms Lane, South 1-3/4 deg. east 75 feet to the point of beginning.

TOGETHER with the right of ingress and egress over a 20-foot roadway in front and from the land in question running southerly to the Lebanon Pike; said roadway being set forth and more fully described in the deed to E.C. Vinson, of record in Book 2083, page 319, Register's Office, which right of user of said roadway is specifically herein conveyed to the rights, however, of other adjoining property owners.

BEING the same property conveyed to Herbert C. Ruck and wife, Elmie A. Ruck, by deed from Seventh Avenue Properties, Ltd., a Tennessee Limited Partnership, of record in Book 7524, page 367, Register's Office for Davidson County, Tennessee.

66486

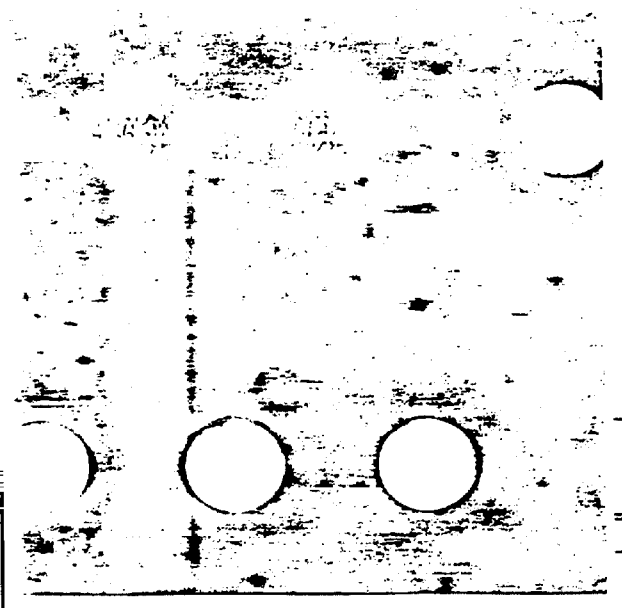
IDENTIF. & REFERENCE

94 JUN 30 PM 1:27

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

2013 06/30 0101 03CHECK 1310.15

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

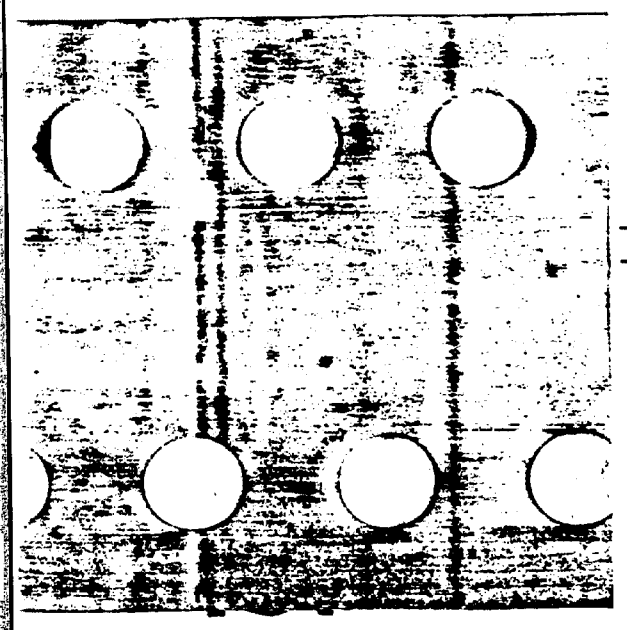
RECEIVED OF _____

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 349500.00
CON TX 1293.15
PRFEE 1.00
WDEED 16.00
TOTAL 1310.15
CHECK 1310.15

06/30/94 01 13:28:00001 2018

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66486
IDENTIFICATION REFERENCE

94 JUN 30 PM 1:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 808682