FROM: Mimi S. Hurd,
Substitute Trustee

TO: FREEMAN WEBB DEVELOPERS, INC.

Address New Owner as follows:
Freeman Webb Developers, Inc.
P. O. Box 23857
Nashville, Tennessee 37202-3857

Send Tax Bills to: Same

Map-Parcel No.
102-7-A-58CO

This instrument prepared by: Mimi S. Hurd, 545 Mainstream Drive, Suite 101, Nashville, Tennessee 37228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 1994.

Notary Public

My Commission Expires: July 27, 1996

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by deed of trust dated effective May 1, 1984 of record in Book 6332, page 122 Register's Office for Davidson County, Tennessee, and amended by an Amendment to Deed of Trust of record in Book 7057, Page 881, said Register's Office, hereinafter referred to as "Deed of Trust", Christopher G. Kennon and wife, Kay W. Kennon conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, hereinafter referred to as the "Note" which Note is fully described in the Deed of Trust; and

WHEREAS, the obligations of the Deed of Trust and the Note were assumed by Douglas Wagner and wife, Brenda Wagner by an Assumption and Release Agreement of record in Book 8379, Page 323, said Register's Office; 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 9409, page 294, Register's Office for Davidson County, Tennessee, appointed Mimi S. Hurd, Substitute Trustee, in the place and stead of Stephen C. Baker, Trustee; and

WHEREAS, the owner and holder of the indebtedness directed Mimi S. Hurd, Substitute Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Mimi S. Hurd, 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 1:00 p.m., on Friday, August 12, 1994, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, free from the equity and statutory rights of redemption, homestead, curtesy and dower, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on July 21, July 28 and August 4, 1994; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Freeman Webb Developers, Inc. was the highest and best bidder;

NOW THEREFORE, the undersigned Mimi S. Hurd, Substitute Trustee, pursuant to the bid of Freeman Webb Developers, Inc. acknowledges receipt of the sum of Thirty Thousand & no/100 Dollars ($30,000.00), 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 Freeman Webb Developers, Inc., its successors and assigns, the following described real estate in Davidson County, Tennessee:

Apartment Unit No. K-3 of West Meade Condominium created under Title 66, Chapter 27, Sections 101 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5923, Page 704, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of West Meade Condominium of record in Book 5200, Page 430, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Douglas Wagner and wife, Brenda Wagner by deed from Christopher G. Kennon and wife, Kay W. Kennon of record in Book 8379, page 319, Register's Office for Davidson County, Tennessee.

This is improved property, known as Unit No. K-3 West Meade Condominium, 6680 Charlotte Pike, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Freeman Webb Developers, Inc., its successors and assigns, forever; and Mimi S. Hurd, Substitute Trustee, does hereby transfer, assign, and set over unto Freeman Webb Developers, Inc. all of her right, title and interest in said Property as Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Mimi S. Hurd, Substitute Trustee, has executed this instrument on this the 12th day of August, 1994.

80950 IDENTIF. & REFERENCE

94 AUG 12 PM 2 FELIX DAVIDSON CO TN

PICK-UP

Mimi S. Hurd, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mimi S. Hurd, Substitute Trustee, with whom I am personally acquainted and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

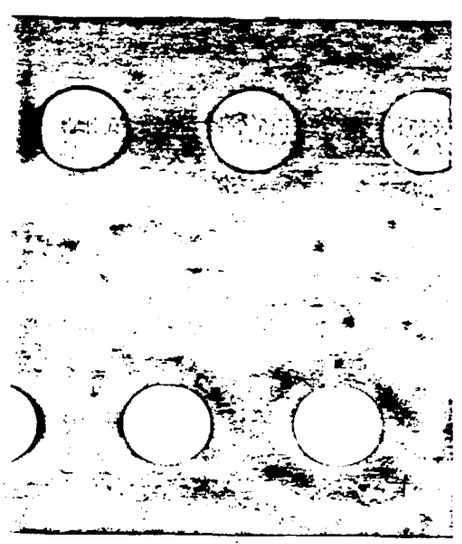
Witness my hand and seal at office in Nashville, Tennessee, this the 12th day of August, 1994.

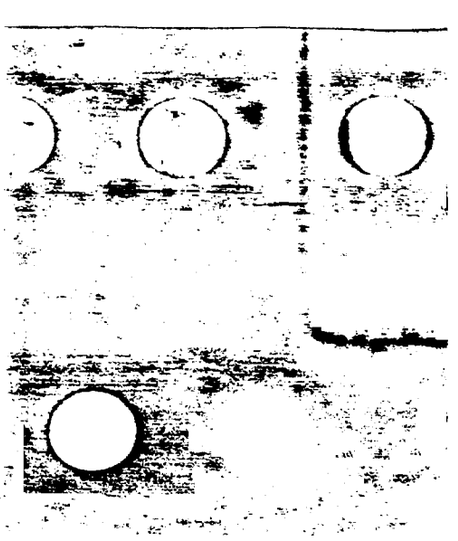
Notary Public

My Commission Expires: July 27, 1996

PAULETTE H. WASSEL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

7649 08/12 0101 03CHECK 120.00





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

RECEIVED OF _____

FOR _____

BOOK 9436 PAGE 30

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 30000.00
				CON TX 111.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 120.00
				CHECK 120.00
08/12/94	01			15:26 0001 7649

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80950
IDENTIF. # REFERENCE

94 AUG 12 PM 3:26

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

No. 824116