This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor
First Union Bank Building
P.O. Box 306
Shelbyville, Tn 37160
(615)684-9600

Information contained in this deed provided by Grantor

This property is identified on the Tax Assessor's records as Map 110, Parcel 118

New Property Owners:

JAMES R. SIMMONS and wife,
LINDA F. SIMMONS
3574 Earhart Road
Mt. Juliet, TN 37122

Tax Responsibility:

JAMES R. SIMMONS
3574 Earhart Road
Mt. Juliet, TN 37122

Mail

BOOK 9461 PAGE 835

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, MITCHELL S. FREDERICK and wife, DEANA M. FREDERICK, by Deed of Trust (the "Deed of Trust") dated August 2, 1990 of record in Trust Deed Book 8167, page 209, Register's Office for Davidson County, Tennessee, conveyed to H. Houston Hagar, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to JAMES R. SIMMONS and wife, LINDA F. SIMMONS; and

WHEREAS, the Trustee was unable to serve and by Appointment of Substitute Trustee dated June 8, 1994, of record in Trust Deed Book 9379, page 653, Register's Office, Davidson County, Tennessee, JOE M. LAMBERT, JR., of Shelbyville, Bedford County, Tennessee was appointed to serve as Substitute Trustee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the *NASHVILLE RECORD*, a newspaper published in Nashville, Davidson County, Tennessee, on June 30, 1994, July 7, 1994, and July 14, 1994; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, on August 5, 1994, at 2:00 a.m., at the south door of the Davidson County Courthouse in Nashville, Tennessee,

offered at public outcry to the highest and best bidder, the real estate hereinafter described, for cash free from all exemption and rights of redemption, as provided in said deed of trust, when JAMES R. SIMMONS and wife, LINDA F. SIMMONS, (hereinafter "Grantees") being the highest and best bidder, became the purchaser of said property for the sum of Eighty-six Thousand and Six Hundred and Thirty-nine Dollars and 60/100 ($86,639.60) Dollars, and said purchase price having been paid, the receipt of which is hereby acknowledged, has become the purchaser.

NOW, THEREFORE, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, JAMES R. SIMMONS and wife, LINDA F. SIMMONS, their heirs and assigns, certain real property located in the Fourth (4th) Civil District of Davidson County, Tennessee, more particularly described as follows:

> Beginning at a point in the center of Earhart Road, said point being south 16° 22 min. east 382.8 ft. from the intersection of the center line of Earhart Road and Hessey Road; thence with the center of said Earhart Road, south 16° 22 min. east 147 ft. to a point; thence south 86° 25 min. west 968.00 ft. to a point; thence north 4° 15 min. east 140 ft. to a point; thence northwardly 13.71 ft.; thence south 87° 18 min. east 669.76 ft. more or less, to an iron pin; thence south 16° 22 min. east 38.21 ft. to an iron pin; thence north 77° 13 min. east 240.47 ft. to an iron pin being the point of beginning, and containing 3.0 acres, more or less according to survey description dated December 20,1965, Hickerson & Smith Engineering Company.
>
> Being the same property conveyed to Mitchell S. Frederick and wife, Deana M. Frederick, by warranty deed from James R. Simmons and wife, Linda F. Simmons, of record in Deed Book 8167, page 206, Register's Office, Davidson County, Tennessee.

The address of the above-described property is 3518 Earhart Road, Mt. Juliet, Tennessee 37122.

I shall convey only such title as is vested in me as Substitute Trustee, and the aforesaid property shall be sold and conveyed without covenants of representation or warranty; and subject to any unpaid taxes which may be outstanding against the same.

This conveyance is subject to any and all existing easements and restrictions.

TO HAVE AND TO HOLD the aforesaid property free from all

legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. JOE M. LAMBERT, JR., as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantees, JAMES R. SIMMONS and wife, LINDA F. SIMMONS, their heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this 22ND day of AUGUST, 1994.

Joe M. Lambert, Jr.
JOE M. LAMBERT, JR.
Substitute Trustee

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STATE OF TENNESSEE)

COUNTY OF BEDFORD)

Personally appeared before me, the undersigned Notary Public, in and for said State and County, JOE M. LAMBERT, JR., the within named bargainor, with whom I am personally acquainted, and who acknowledged before me that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office in Shelbyville, Bedford County, Tennessee, this the 22ND day of August, 1994.

Catherine G. Gray
NOTARY PUBLIC

NOTARY PUBLIC BEDFORD CO. TENN.

My Commission Expires:

July 12, 1995

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS 86639.60 WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Linda F. Simmons
AFFIANT

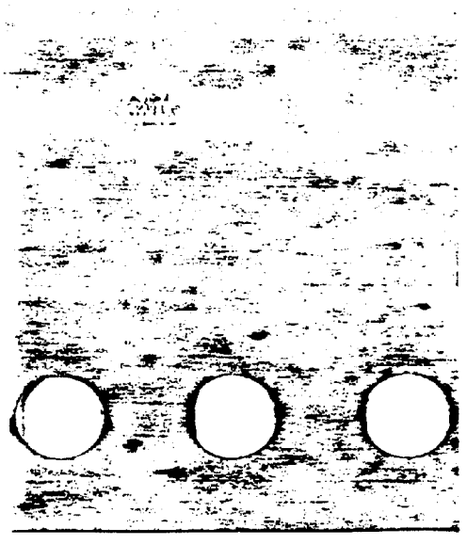
Subscribed and sworn to before me this the 12 day of Sept., 1994.

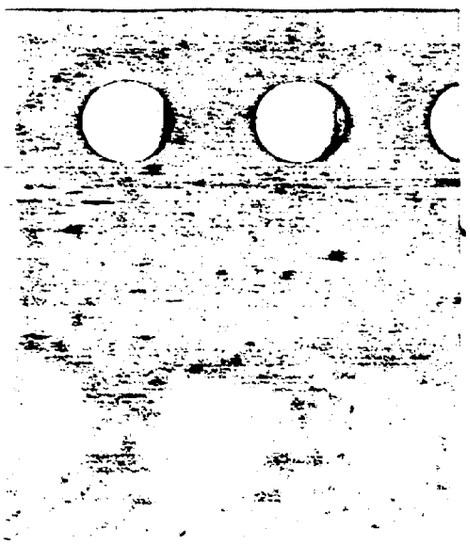
B. Edwards - Dep. Reg.

89792
IDENTIF. & REFERENCE

94 SEP 12 AM 9:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7223 09/12 0101 03CHECK 329.42





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 86639.60
CON TX 320.42
PRFEE 1.00
MDEED 8.00
TOTAL 329.42
CHECK 329.42

09/12/94 01 09:03 0001 7223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89792
IDENTIF. & REFERENCE

94 SEP 12 AM 9:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 833569