95058

IDENTIF. & REFERENCE

This Instrument Prepared By:

Arthur K. Lowen
Attorney at Law
201 4th Avenue North
Suite 1830
Nashville, TN 37219

94 SEP 29 AM 11:09

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

FROM: ARTHUR K. LOWEN, SUBSTITUTE TRUSTEE

TO: XAVIER PROPERTIES
ATTN: LARRY J. BURGE
P.O. Box 160271
Nashville, TN 37216

Map No. 83-1
Parcel No. 214

SEND TAX BILLS TO: NEW OWNER

BOOK 9478 PG 80

NO MORTGAGE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, JAMES EDWARD TEMPLE (an Unmarried Person) executed a Wrap-Around Deed of Trust (hereinafter, "Deed of Trust") on the 24th day of July, 1992, which was recorded in Book 8685, Page 637, Register's Office for Davidson County, Tennessee, conveying to LARRY D. CRAIG, TRUSTEE, the property hereinafter described, to secure the payment of a Deed of Trust Note referred to in said Deed of Trust; and

WHEREAS, Arthur K. Lowen has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 9445, Page 388, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Note and/or the Deed of Trust securing the same, and the noteholder, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Substitute Trustee, the GRANTOR herein, to advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee, and pursuant to the said advertisements, the sale was held at the time and place advertised, to-wit: September 29, 1994 at 11:00 AM 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 of redemption, the statutory right of redemption, homestead and all other exemptions and rights of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS, the GRANTEE herein, XAVIER PROPERTIES (a Sole Proprietorship owned by Larry J. Burge, an Unmarried Person), being the highest and best bidder at said sale with a bid of Twenty-seven Thousand Five Hundred and 00/100 ($27,500.00) Dollars, was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and in further consideration of Twenty-seven Thousand Five Hundred and 00/100 ($27,500.00) Dollars, paid by Xavier Properties, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Substitute Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Xavier Properties (A Sole Proprietorship owned by Larry J. Burge, An Unmarried Person), its

successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 18 on the Plan of J. G. Grissim's Grand Avenue Addition, as of record in Book 974, page 35, Register's Office for said County.

Said Lot No. 18 fronts 50 feet on the easterly side of Emmett, formerly Evon Street, and runs back between parallel lines 150 feet to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to James Edward Temple by deed from Larry J. Burge, of record in Book 8685, Page 634, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record with respect to this property, no boundary survey having been made in connection with this conveyance.

This is improved property commonly known as 913 Emmett Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Xavier Properties, its successors and assigns, forever, as fully and completely as the Substitute Trustee can or ought to convey under the power vested in the Substitute Trustee in said Deed of Trust, and said Substitute Trustee, the GRANTOR herein, does hereby transfer and assign to Xavier Properties, its successors and assigns, all the warranties and covenants made in said Deed of Trust. However, the GRANTOR conveys as Substitute Trustee only, and makes no warranties whatsoever.

This conveyance is made subject to all matters shown on any applicable recorded plan; any unpaid taxes; any restrictive covenants, easements or set-back lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Substitute Trustee, has hereunto set his hand this 29th day of September, 1994.

Arthur K. Lowen
Substitute Trustee

2940 09/29 0101 03CHECK 114.75

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9478 PG 82

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur K. Lowen,Substitute Trustee, the Bargainor, 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 29th day of September, 1994.

E Sue Ingrell
Notary Public

My Commission Expires:

7/24/96.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is Twenty-seven Thousand Five Hundred and 00/100 ($27,500.00) Dollars.

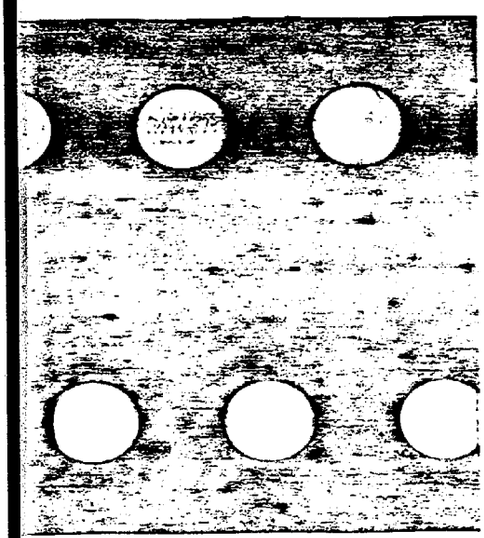
Larry J. Burse
Affiant

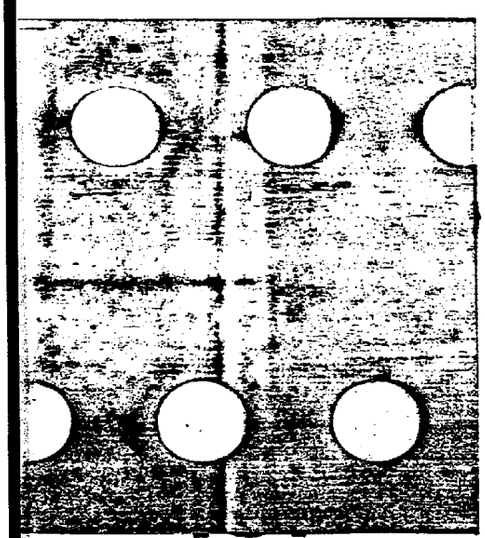
Sworn to and subscribed before me at Nashville, Tennessee, this 29th day of September, 1994.

Notary Public

My Commission Expires:

7-7-94.





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

RECEIVED OF _____

FOR _____

BOOK 9478 PG 83

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 27500.00
				CON TX 101.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 114.75
				CHECK 114.75
09/29/94	01			11:07 0001 2940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95058
IDENTIF. ↑ REFERENCE

94 SEP 29 AM 11:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 839198