BOOK 9586 PG 914

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:

2614 Hart Street
Nashville, TN 37207

MAP AND PARCEL NO:

MAP 60-15, PARCEL 20.01

SEND TAX BILLS TO:

Tracy Ryan, President
L & G Construction, Inc.
2614 Hart Street
Nashville, TN 37207

MAIL ENV.

95 FEB -2 PM 12:28

30913

IDENTIFICATION REFERENCE

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 21ST of November, 1989, EDWIN W. MOATS, JR. was named Trustee by Deed of Trust, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to METROPOLITAN FEDERAL SAVINGS & LOAN ASSOCIATION the payment of one (1) note of even date, in the original principal amount of $200,000.00, due and payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 7990, page 412, and re-recorded in Book 8085, page 823, as amended in Book 8872, page 675, to the amount of $213,900.21, Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, by Appointment of Substitute Trustee dated October 24, 1994, of record in Book 9519, page 671, Register's Office for DAVIDSON County, Tennessee, BILL Y. WALKER was appointed Substitute Trustee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was properly given to ARNOLD CONSTRUCTION COMPANY, INC. and ARNOLD CONSTRUCTION COMPANY, INC. having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, said Notice was inadvertently given at the request of BILL Y. WALKER, SUBSTITUTE TRUSTEE, by Thomas M. Black, in his capacity as attorney for Substitute Trustee and at the request of the holder of the said indebtedness and under and by virtue of the powers vested in me as Substitute Trustee under the Deed of Trust and instruments hereinabove referred to and described,

Thomas M. Black, as my attorney, advertised the said real estate as required by law by the terms of the said Deed of Trust and instruments, by giving thirty (30) days notice by three successive publications, namely November 17, 1994, November 25, 1994 and December 1, 1994, in the Nashville Record, a newspaper published in DAVIDSON county, Tennessee, said sale to be for cash and in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust; and

WHEREAS, no party has objected to said notice as given, and pursuant to said advertisement, on December 19, 1994, at 12:00 P.M., at the South Door of the Metropolitan Courthouse for Nashville and Davidson County, Tennessee, in Nashville, Tennessee, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time L & G Construction Company, Inc., a Tennessee corporation, submitted the highest and best bid in the amount of One Hundred Fifty Thousand ($ 150,000.00) Dollars.

NOW, THEREFORE, in consideration of the premises, I, BILL Y. WALKER, SUBSTITUTE TRUSTEE, do hereby sell, transfer and convey to L & G Construction Company, Inc., and unto its successors, heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate estate, to wit:

> Land in Davidson County, Tennessee, being the southerly part of Lots Numbres 39 and 40 on the Plan of Jones and Hart's Subdivision, as of record in Book 332, page 43, Register's Office for said County, described as follows:
>
> Beginning at the northwest corner of Hart and Jones Streets; thence with the westerly margin of Hart Street, northwardly 225-1/2 feet; thence westwardly 659 feet, more or less, to the dividing line between Lots Numbers 40 and 47; thence with said line southwardly 295 feet to the northerly margin of Jones Street; thence with same, eastwardly 659 feet to the beginning.
>
> Being the same property conveyed to Arnold Construction Company, Inc., by Deed from Dan T. Leech and wife, Sara B. Leech, of record in Book 4095, page 963, Register's Office for Davidson County, Tennessee.

I, BILL Y. WALKER, SUBSTITUTE TRUSTEE, convey to L & G Construction Company, Inc. all of the rights

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conveyed to me as said Substitute Trustee in said Deed of Trust and instruments, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all of my actions in the premises being solely as Substitute Trustee and not otherwise, under the powers vested in me under said Deed of Trust hereinabove referred to and not as an individual, including any rights of redemption by the United States of America pursuant to the Internal Revenue Code exercisable within the time provided by said statute.

WITNESS my hand at Greenwich, Connecticut, on this the ____ day of JANUARY , 1995.

BILL Y. WALKER, SUBSTITUTE TRUSTEE

STATE OF CONNECTICUT :

3201 02/02 0101 03CHECK 1604.00

COUNTY OF Fairfield :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BILL Y. WALKER, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Greenwich, Connecticut this the 31 day of JANUARY, 1995.

notary public

My commission expires:_____

[illegible]
Commission Expires February 28, 1999

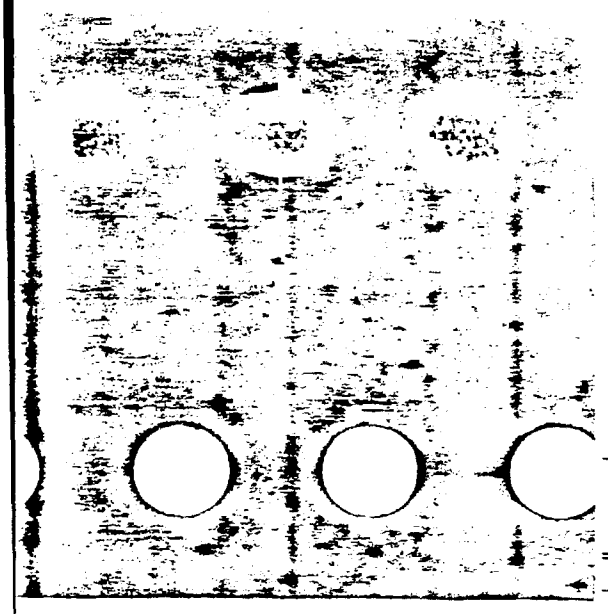
EILEEN M. CHIAPPETTA NOTARY PUBLIC CONNECTICUT

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Feb. 1995.

Deputy Register



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

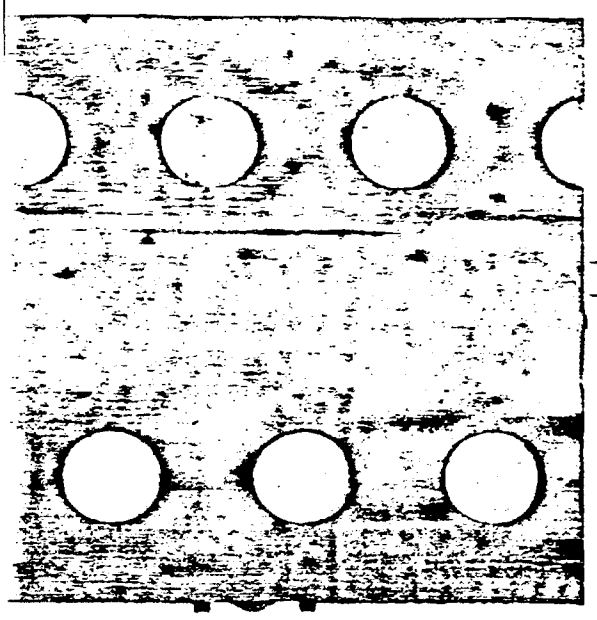
RECEIVED OF _____

FOR _____

BOOK 9586 PG 917

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
430000.00
CON TX 1591.00
PRFEE 1.00
WDEED 12.00
TOTAL 1604.00
CHEK 1604.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/02/95 01 14:29 0001 8201

30913
IDENTIF. & REFERENCE

95 FEB -2 PM 2:28

REGISTER
DAVIDSON COUNTY, TN.

No. 877955