95-9603-FI (0001) TN17

This instrument prepared by:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203
91-10 423

NO MORTGAGE
New Owner - Send Tax Bills:
FIRST INVESTMENT COMPANY
P. O. BOX 729
COLUMBUS, OH 43216-0729

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the Eleventh day of July, 1986, WILKINS AND IVEY, ATTORNEYS, was named Trustee in a Deed of Trust of even date executed by STEPHEN R. LERCH, UNMARRIED, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $46,050.00, principal and interest at 10.000% per annum on the unpaid balance, said Deed of Trust being recorded in Book 6917, Page 315, in the Register's Office for DAVIDSON County, Tennessee; and

WHEREAS, I. DYKE TATUM, was appointed Substitute Trustee under said Deed of Trust by instrument of record in Book 9602, Page 639, in the Register's Office for DAVIDSON County, Tennessee; I, I. DYKE TATUM, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: March 9, 1995 / March 16, 1995 / March 23, 1995, 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, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on Tuesday, April 4, 1995, at 11:00 A.M., at FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, 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 mentioned equities as provided in said Deed of Trust, at which time FIRST INVESTMENT COMPANY, P. O. BOX 729, COLUMBUS, OH, submitted the highest and best bid in the amount of $ 46,918.90 .

NOW THEREFORE, in consideration of the premises, I, I. DYKE TATUM, Substitute Trustee, do hereby sell, transfer and convey to FIRST INVESTMENT COMPANY, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

LAND SITUATED IN NASHVILLE, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PLAN OF EVANS RE-SUBDIVISION OF LOT "C", BLOCK 13 B.F. COCKRILL FARM, OF RECORD IN BOOK 4660, PAGE 108 AS CORRECTED BY SURVEYORS, CERTIFICATE OF CORRECTION OF RECORD IN BOOK 4817, PAGE 137, SAID REGISTER'S OFFICE.

SAID LOT NO. 4 FRONTS 54.42 FEET ON THE SOUTHERLY MARGIN OF MAXON AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINES A DISTANCE OF 146.00 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL A. CAPIZZI BY DEED FROM STEPHEN R. LERCH, UNMARRIED, OF RECORD IN BOOK 7229, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

I, I. DYKE TATUM, Substitute Trustee, convey to FIRST INVESTMENT COMPANY, all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

95-9603-FI (0002) TN17 9638:382

Witness my hand and official seal at NASHVILLE, Tennessee, this Fourth day of April, 1995.

I. DYKE TATUM
Substitute Trustee

STATE OF TENNESSEE }
} ss.
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named I. DYKE TATUM, 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 office at NASHVILLE, Tennessee, this Fourth day of April, 1995.

Notary Public

My Commission Expires: 11/28/98.

STATE OF Tennessee }
} ss.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $46,918.90.

Affiant

Subscribed and sworn to before me, this Fourth day of April, 1995.

Notary Public

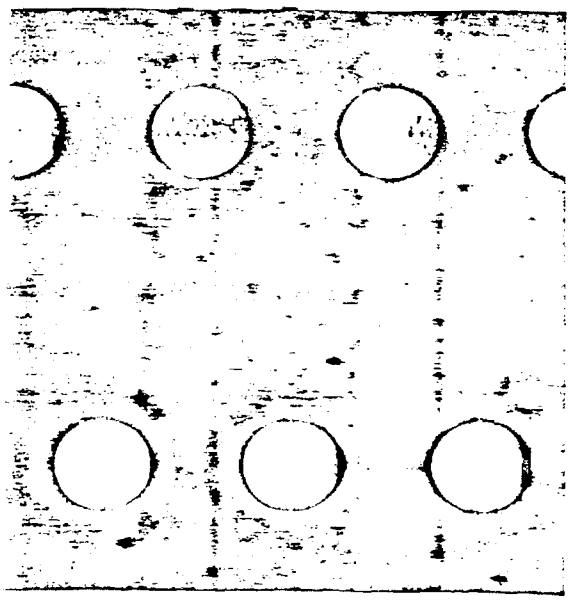
My Commission Expires: 11/28/98.

RETURN TO:
I. DYKE TATUM
ATTORNEY AT LAW
SUITE 200, ARENA PLACE
2001 CHARLOTTE AVENUE
NASHVILLE, TN 37203

48273
IDENTIFICATION REFERENCE

SEP -4 AM 11:06

RECEIVED FOR RECORD
AT 2:01 O'CLOCK P.M.
132.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

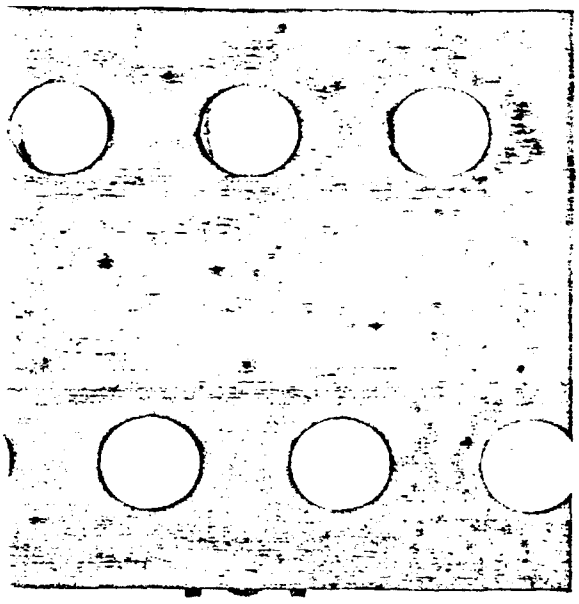
FOR _____

BOOK 9636 PG 363

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 46913.90
CON TX 173.60
PRFEE 1.00
WDEED 8.00
TOTAL 182.60
CHECK 182.60
04/04/95 01 11:05 0001 7275



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48273

IDENTIFICATION REFERENCE

95 APR -4 AM 11:16

REGISTER

No. 896802