THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
315 DEADERICK STREET, SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/256-1577

BOOK 9640 PG 543

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Mr. John Denton 2928 Owensdale Drive Antioch, TN 37013	G. E. Capital Box 27-933 Kansas City,MO 64180-0933	MAP 061-14-0 PARCEL 168.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 55,000.00.

AFFIANT

SWORN to and subscribed before me this 5th day of April, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9.16.95

95 APR -7 AM 8:1

49720

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, **JAMES E. KIRBY, TRUSTEE**, by Deed of Trust (the "Deed of Trust") dated September 23, 1995, of record in Book 9478, Page443, Register's Office for Davidson County, Tennessee, conveyed to **MARY J. DENTON**, 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 **JOHN DENTON**; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 9609, Page 730, Register's Office for said County; 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 on March 9, 1995, March 16, 1995, and March 23, 1995; and

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 Noon and **JOHN DENTON**, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of One Hundred ($100.00) Dollars and being expressly subject to liens of prior right including a Deed of Trust executed by Ruby B. Hall et. Etta E. Lambert to Arthur C. Coble, Jr., Trustee, of Record in Book 7068, Page 1, Register's Office for Davidson County, Tennessee. The same subject of assignment of record in Book 7623, Page 500, Register's Office for Davidson County, Tennessee.

NOW, THEREFORE, **WILLIAM TIMOTHY HILL**, in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 88 on the map of E. B. Craig's Subdivision of the Crownover Property of record in Deed Book 894, Pages 640 and 641, Register's Office for said County.
>
> Said Lot No. 88, which is a corner lot, fronts 50 feet 5 inches on the westerly margin of Burrus Street and fronts 140 feet 10 inches on the southerly margin of Gilock Street and extends back 140 feet on the southerly line and 35 feet on the westerly line to a point of intersection.
>
> Being the same property conveyed to James E. Kirby, Trustee, from Ruby B. Hall and Etta E. Lambert by Warranty Deed of record in Book 9478, Page 438, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3735 Burrus Street, Nashville, Tennessee 37216.

This conveyance is subject to: all matters prior in right to the aforesaid deed of trust, easements, encumbrances, property taxes, inlcuding, but not limited to:

1. Metropolitan Davidson County property tax for 1995, a lien but not yet due and payable.

2. All matters of a plan of record in Book 894, Page 640-641, Register's Office for Davidson County, Tennessee.

3. Deed of Trust executed by Ruby B. Hall et. Etta E. Lambert to Arthur C. Coble, Jr., Trustee, of Record in Book 7068, Page 1, Register's Office for Davidson County, Tennessee. The same subject of assignment of record in Book 7623, Page 500, Register's Office for Davidson County, Tennessee.

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 Substitute Trustee, and not otherwise, has the power to convey the same. **WILLIAM TIMOTHY HILL**, as Substitute Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors, and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 4th day of April, 1995.

WILLIAM TIMOTHY HILL, Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Timothy Hill, with whom I am personally acquainted and who upon oath acknowledges himself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

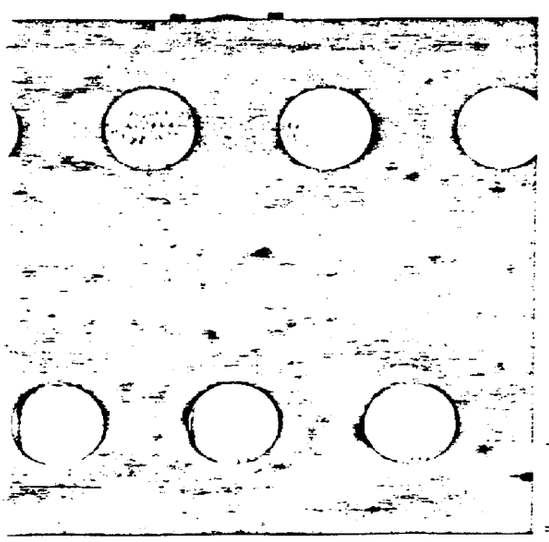
WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of April, 1995.

Notary Public

My Commission Expires:

9-16-95

Realesta\SubTrsDe.JD
4-4-95



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

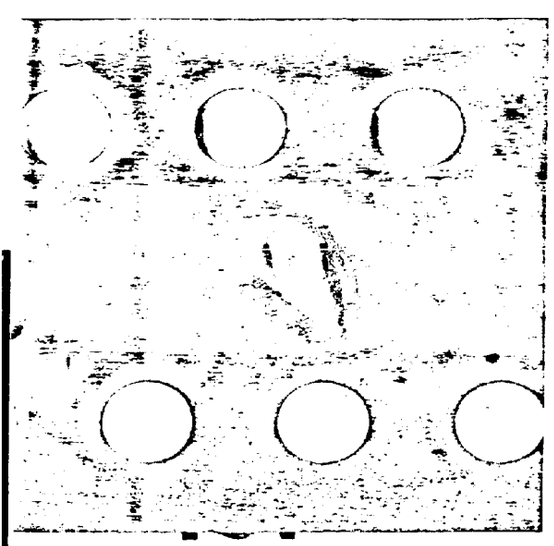
RECEIVED OF _____

FOR _____

BOOK 9640 PG 546

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



AMT 55000.00
CON TX 203.50
PRFEE 1.00
UDEED 12.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 216.50

CHECK 216.50

04/07/95 01 12:13 0001 3844

49720

IDENTIFICATION REFERENCE

95 APR -7 PM 12:13

No. 898351