This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

BOOK 9673 PG 854

1752 05/17 0101 030HECK 127.41

ADDRESS NEW OWNER:

Phoenix Enterprises, Inc.
227 French Landing Drive
Suite 100
Nashville, Tennessee 37228

SEND TAX BILLS:

SAME

Map + Parcel
72-7
64

95 MAY 17 AM 10:15
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

61412
IDENTIF. & REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $32,001.00.

AFFIANT

Subscribed and sworn to before me this the 15th day of May, 1995.

NOTARY PUBLIC

My Commission Expires 01/29/98

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 25th day of May, 1993, Mary Francine Feeney, unmarried, executed a Deed of Trust to D. W. McMackin of Davidson County, TN, as Trustee, to secure a promissory note of even date in the amount of $46,463.17, payable to the order of Ford Consumer Finance Company, Inc., as fully set out in Book 8962, Page 524, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the said D. W. McMackin of Davidson County, TN, Trustee, is unable to act as Trustee under said Deed of Trust, and I have been appointed as Substitute Trustee by the owner and holder of said note by an instrument of record in Book 9633, Page 840, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Ford Consumer Finance Company, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Substitute Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Substitute Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 13, April 20 and April 27, 1995, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Substitute Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Monday, May 15, 1995, at 10:10 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Phoenix Enterprises, Inc. was the highest and best bidder, the amount of its bid being in the sum of Thirty Two Thousand One and No/100 ($32,001.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Substitute Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Thirty Two Thousand One and No/100 ($32,001.00) dollars, cash in hand paid, the receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Phoenix Enterprises, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

BOOK 9673 PG 855

Land situated in Davidson County, Tennessee, to wit:

Being the westerly one half of Lot Not. 17 on the Map of Ingelwood Place, as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, as follows: Said westerly one-half of Lot No. 17 fronts 50 feet on the southerly side of Kirkland Avenue and runs back between parallel lines 266.6 feet on the west line and 264 feet, more or less, on the east line to a line in the rear, measuring 50 feet on said rear line.

Being the same property conveyed to the Grantor herein by deed from Ford Consumer Finance Company, Inc. which deed is being recorded simultaneously herewith.

This is improved property also known as 1160 Kirkland Avenue, Nashville, Tennessee 37216.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Phoenix Enterprises, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Substitute Trustee, under the said Deed of Trust of record in Book 8962, Page 524, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Phoenix Enterprises, Inc., its successors and assigns, all the rights, title and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Substitute Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Substitute Trustee, has hereto set his hand, this the 15th day of May, 1995.

Robert P. Ziegler, Substitute Trustee

ROBERT P. ZIEGLER, SUBSTITUTE TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

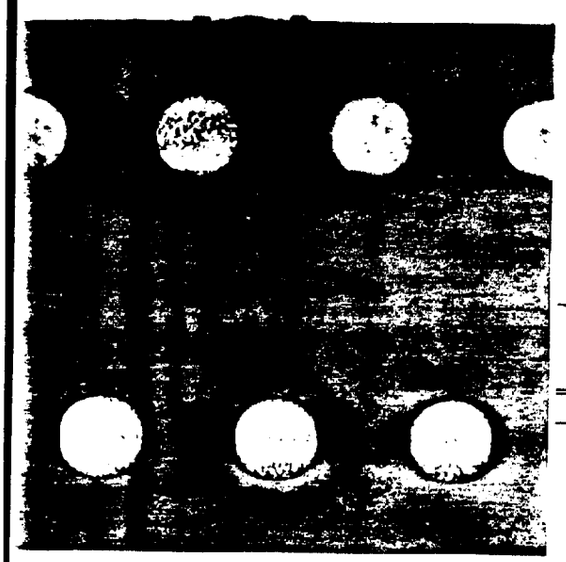
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Substitute Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 15th day of May, 1995.

NOTARY PUBLIC

My Commission Expires:
01/24/98

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



RECEIVED OF _____

FOR _____

BOOK 9673 PG 856

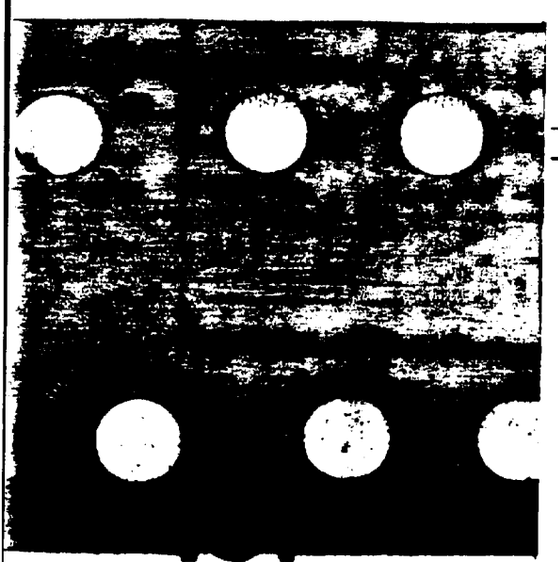
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32001.00
CON TX 118.41
PRFEE 1.00
WDEED 8.00
TOTAL 127.41
CHECK 127.41

05/17/95 01 10:17 0001 1722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



61412
IDENTIF. & REFERENCE

95 MAY 17 AM 10: 15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911084