This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

BOOK 9704 PG 557

SUBSTITUTE TRUSTEE'S DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Continental Development & Construction, Inc. 339 Freedom Drive Franklin, TN 37064	Same	Map 142-16A Parcel 95 CO

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $199,548.09.

Affiant

Subscribed and sworn to before me, this 12th day of June, 1995.

E. DIANNE COBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE My Commission Expires November 20, 1998

Notary Public

My Commission Expires:

WHEREAS, by Open End Deed of Trust dated August 18, 1987, and recorded in Book 7385, Page 206, and as re-recorded in Book 7585, Page 854, Register's office for Davidson County, Tennessee, Patrick G. Emery and wife, Carolyn H. Emery, conveyed to Guaranty Title Company, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured the appointment of undersigned as Substitute Trustee by instrument recorded in Book 9132, Page 666, said Register's office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 12th day of May, 1995, at 11:30 o'clock A.M. at the south door of the Davidson County Courthouse, Nashville, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which sale, Continental Development & Construction, Inc., being the highest and best became the purchaser of said property at and for the sum of Fifty-Four Thousand and No/100ths ($54,000.00) Dollars. This sale was subject to a first lien deed of trust held by Citicorp Homeowners, Inc., of record in Book 7330, Page 953, said

Register's office, in the unpaid amount of $145,238.84 as of the date of sale as well as a certain homeowners lien owed to Devon Park Homeowners Association, of record in Book 9482, Page 839, said Registers Office, in the unpaid total amount of $309.25 as of the date of sale.

NOW, THEREFORE, in consideration of the premises, and the said purchase price bid and paid, undersigned, as the Substitute Trustee, does hereby grant, bargain, sell, transfer, and convey unto Continental Development & Construction, Inc. the following real estate:

> Land in Davidson County, Tennessee, being Lot No. 95 as shown on the Plat of Devon Park, Phase III, of record in Book 6900, page 52, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Patrick G. Emery and wife, Carolyn H. Emery by deed from Zaring National Corporation of record in Book 7330, page 950, Register's Office for Davidson County, Tennessee.

to have and to hold the same, together with all the hereditaments, improvements, buildings, easements, and appurtenances therein and thereunto belonging and appertaining, in fee simple, forever and free from all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind including, but not limited to, any statutory right to an elective share in the property in the makers of said Deed of Trust, and all persons claiming through and under said makers.

UNDERSIGNED, as Substitute Trustee, does hereby transfer, assign, and set over unto Continental Development & Construction, Inc., its representatives, successors and assigns, all of the covenants or warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title to the aforesaid real estate as fully and completely as he is authorized to do as such Substitute Trustee, but no further or otherwise. Undersigned makes no warranties as to condition, location or set back of improvements on the property. This conveyance is subject to such priority tax liens and prior encumbrances as may appear of record, as well as all ad valorem property taxes which may be of record or applicable to said property.

The designation of the parties to this instrument in either the plural or singular shall be applied to mean either number, and where appropriate in the context hereof, shall mean any one or more of said parties, and any pronoun used herein shall include the masculine, feminine and neuter genders.

IN WITNESS WHEREOF, undersigned has hereunto set his hand and seal, this 15th day of May, 1995.

David M. Smythe
Substitute Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth M. Amos, a Notary Public in and for the said county and State, the within named bargainor, David M. Smythe, Substitute Trustee, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office this 15th day of May, 1995.

Elizabeth M. Amos
Notary Public

My Commission Expires:

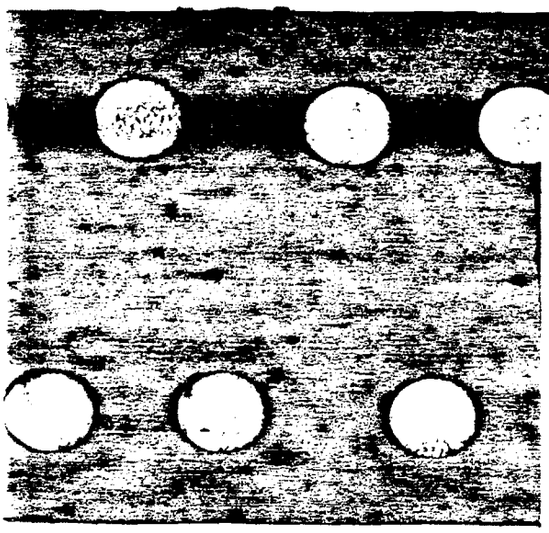
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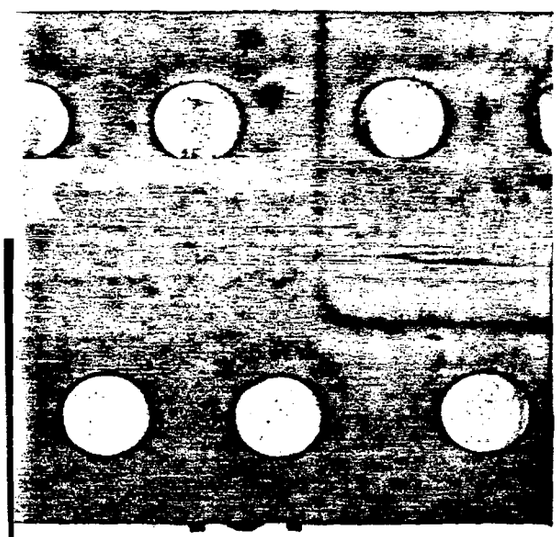
ELIZABETH M. AMOS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0070910
IDENTIF. & REFERENCE

95 JUN 16 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

2153 06/16 0101 03CHECK 751.15





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

RECEIVED OF _____

FOR _____ BOOK 9704 PG 560

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 199548.09
CON TX 738.15
PRFEE 1.00
WDEED 12.00
TOTAL 751.15
CHECK 751.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/16/95 01 14:58 0001 2153

0070910
IDENTIF. ↑ REFERENCE

95 JUN 16 PM 2:55

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 921382