This Instrument Prepared By:
CHARLES F. FRAZIER, Atty.
200 Court Square Bldg.
300 James Robertson Parkway
Nashville, TN 37201

BOOK 9742 PG 407

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
Matteline Rychen 116 Brookhaven Trail Smyrna, TN 37167	SAME	Map & Parcel 8416 Parcel 18

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT, made and entered into this the 27th day of July, 1995, by and between CHARLES F. FRAZIER, Substitute Trustee, Party of the First Part, and MATTELINE RYCHEN, Party of the Second Part:

WITNESSETH:

WHEREAS, by Deed of Trust dated June 12, 1990, of record in Book 8135, Page 56, Register's Office for Davidson County, Tennessee, Albert S. Rychen transferred the hereinafter described real estate to a Trustee in order to secure a certain indebtedness; and

WHEREAS, said Deed of Trust authorized the holder of the indebtedness to appoint a Successor Trustee by an instrument in writing and by instrument recorded in said Register's Office in Book 9709, page 670, Charles F. Frazier was appointed Substitute Trustee; and

WHEREAS, at the request of the holder of said indebtedness, I, Charles F. Frazier, Substitute Trustee, under and by virtue of the powers vested in me as such Substitute Trustee, and said Deed of Trust advertised the real estate, as required by law and by the terms of said deed, upon twenty (20) days notice by giving notice by three (3) weekly publications in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, statutory right of redemption, dower, and homestead, as provided in said deed, and subject to all restrictions of record, all unpaid taxes, and all other prior liens of record.

Pursuant to said advertisement, on July 26, 1995, at 12:00 Noon, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, I, Charles F. Frazier, as Substitute Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes, and all other prior liens of record, at which time after receiving bids, sold said property to Matteline Rychen at the price of One Hundred Thousand ($100,000.00) Dollars, this being the highest, best and last bid.

NOW, THEREFORE, in consideration of the premises, I, CHARLES F. FRAZIER, Substitute Trustee, do hereby sell, transfer and convey to MATTELINE RYCHEN, her heirs and assigns, in fee simple and in bar of all equities above mentioned, and subject to all restrictions of record, all unpaid taxes and all prior liens of record, the following described real estate, to-wit:

LAND in Davidson County, Tennessee, being Lot 2 on the Revised Lois Subdivision of record in Book 6200, page 895, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 2 fronts 100 feet on the westerly margin of McGavock Pike and run back 464.40 feet on the northerly line and 463.89 feet on the southerly line to a rear line which measures 100.11 feet thereon.

BEING the same property conveyed to Albert S. Rychen by deed from Gordon E. Morrow and wife, Lois S. Morrow of record in Book 7977, page 140, Register's Office for Davidson County, Tennessee.

This is improved property known as **134 McGavock Pike, Nashville, TN 37214.**

I, Charles F. Frazier, Substitute Trustee, convey to Matteline Rychen all the rights conveyed to me as such Substitute Trustee, including such covenants and warranties as such Substitute Trustee may lawfully make, all my action in the premises are done solely as Substitute Trustee and not otherwise under the powers vested in me under deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, on this 27th day of July, 1995.

Charles F. Frazier
CHARLES F. FRAZIER
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES F. FRAZIER, Substitute Trustee, the within named 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 Nashville, Tennessee, this the 27th day of July, 1995.

Helen D. Wells
NOTARY PUBLIC

My commission expires: 1/24/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this this transfer is $ 100,000.00.

Charles F. Magers
AFFIANT

Subscribed and sworn to before me,
this 24th day of July, 1992.

Helen D. Wells, NOTARY PUBLIC

My commission expires: 1/24/92.

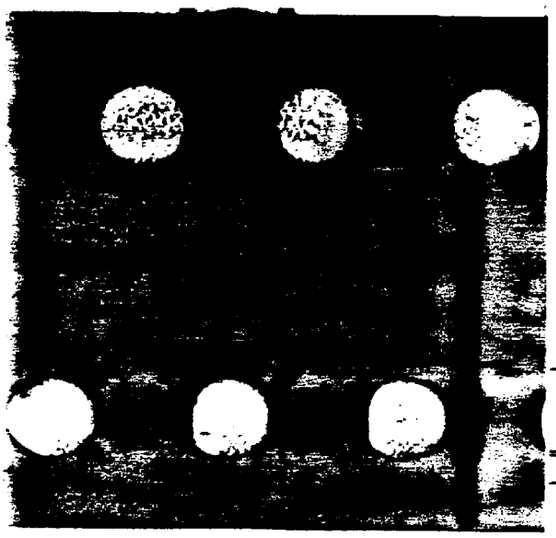
0083115

92 JUL 27 PM 12:48

REGISTER
DEPUTY, TN.

PICK-UP

5565 07/27 0101 03CHECK 383.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

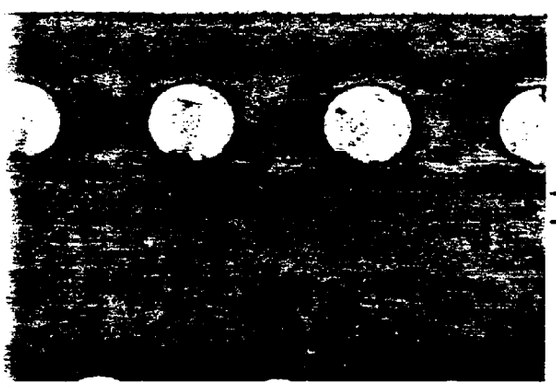
RECEIVED OF _____

FOR _____

BOOK 9742 PG 410

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
100000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	370.00
PRFEE	1.00
WDEED	12.00
TOTAL	383.00
CHECK	383.00

07/27/95 01 12:48 0001 5565

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IDENTIF. # REFERENCE

95 JUL 27 PM 12:48

REGISTER
DAVIDSON COUNTY, TN.

No. 934624