Prepared by:
Gary B. Fisher
2711 Mur Rd
Antioch, TN 37013

TRUSTEES DEED BOOK 9789 PG 255

Whereas by Deed of Trust executed by Ronald M. King on August 30, 1994 to Gary B. Fisher, Trustee as of record in Book 9455, Page 481, Register's Office for Davidson County, Tennessee, and

Whereas the owners and holders of the note, Serge Lukjan and wife Faye Lukjan, having requested the undersigned to advertise and sell the property described in and conveyed by the Deed of Trust, default having been made in the terms of the note and Deed of Trust.

Now therefore, Gary B. Fisher, Trustee, by virtue of the power and authority vested in him, did on

Friday, September 8,1995

At 11:00 A.M. on the mezzanine (2nd floor) of the courthouse, Nashville, Davidson County, Tennessee sell to the highest bidder for cash, at public outcry, free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which were expressly waived in the Deed of Trust. The sale of the property will be subject to restrictions, easements, unpaid property taxes, liens or superior encumbrances of record. The sale is made specifically subject to the following:

1. First Deed of Trust securing the payment of an indebtedness to Crouch Enterprises, Inc. dated September 22, 1986 in the original sum of $178,400.00.

2. Lease agreement with Lamar Corporation recorded in Book 7765, Page 598.

3. State Tax Lien recorded in Book 8581, Page 432.

The Legal description of the property to be sold is:

Land in the 2nd Civil District of Davidson County, Tennessee, More Particularly described according to a survey made by Clifton Price, Surveyor, on September 1,1986 as follows:

Beginning at a spike located in the southwestwardly margin of Murfreesboro Road the common front corner of the land herein described and a tract of 0.658 acres shown in said survey; thence with the margin of Murfreesboro Road South 43 degrees, 41' 37" east 525.44 feet to an iron pin in the southwest margin of Murfreesboro Road; thence leaving said road south 89 degrees 15' west 1031.48 feet to an iron pin; thence north 3 degrees, 41' 53" east 122.83 feet to a spike in the center of an unnamed lane; thence north 73 degrees, 58' 03" east 566.85 feet to an iron pin; thence north 45 degrees 22' 53" east 162.80 feet to the point of beginning containing 4.96 acres.

Being the same property conveyed to R. King at Book 9455 page 478.

This is improved property known as 3541 Murfreesboro Road Antioch, TN 37013

Whereas, SERGE LUKJAN bid the sum of $50,000.00 and is the highest and best bidder for cash.

Now therefore, Gary B. Fisher, Trustee, in consideration of the premises do sale, transfer and convey to the said SERGE LUKJAN their heirs and assigns the hereinabove described property. To have and to hold said

property, together with all appurtenances thereto belonging to the said grantee(s) their heirs and assigns forever, all rights, title and interest vested in said trustee.

Witness my hand this 8th day of September, 1995.

Gary B. Fisher, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary B. Fisher, Trustee 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 8th day of September, 1995.

Commission expires: 10-9-95

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 134,214.54

Gary B Fisher
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September 1995

Deputy Register

Serge Lukjan
2711 Murfreesboro Rd Suite 200
Antioch, TN 37013-2000

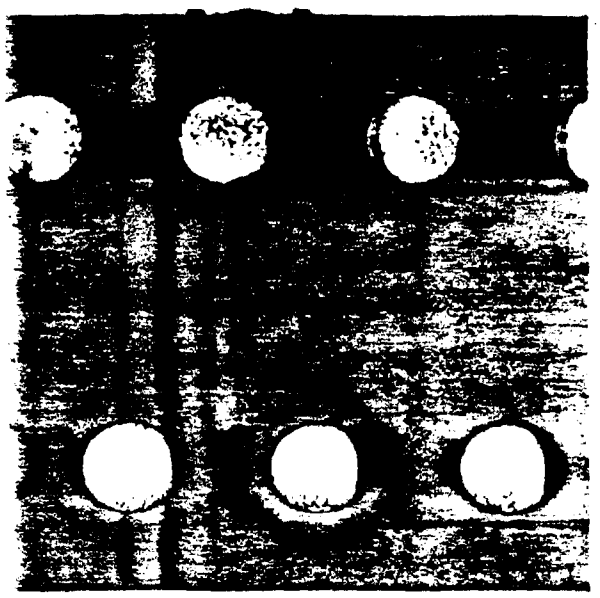
TAX BILL TO
OWNER

MAP
164-36

00098291
IDENTIF. & REFERENCE

95 SEP -8 AM 11:24
FELIX Z. McCORD, REGISTER
DAVIDSON COUNTY, TN.

$90.50



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

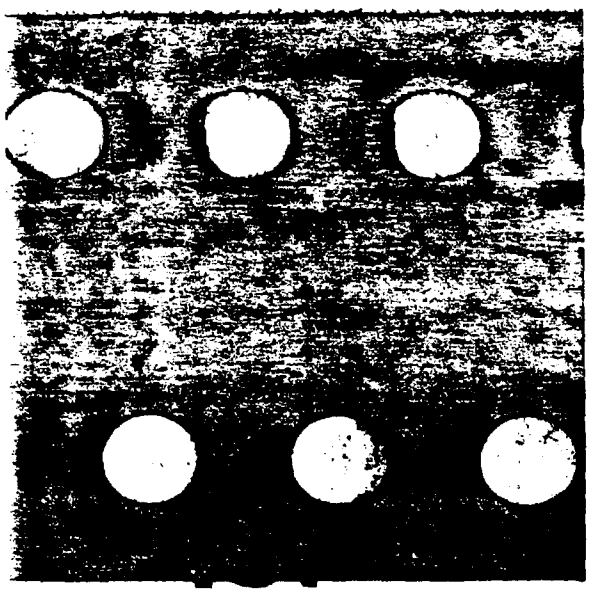
RECEIVED OF _____

FOR _____

BOOK 9789 PG 257

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
184216.34
CON TX 681.54
PRFEE 1.00
WDEED 8.00
TOTAL 690.54
CHECK 690.54
09/08/95 01 11:26 0001 1939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0098291
IDENTIF. ↑ REFERENCE

95 SEP -8 AM 11:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 950823