FTB# 520461-5 / WMRB&F# 703-62

149-05-0-A
153 CO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 30th day of September, 1993, and recorded in book 9104, at page 341, and rerecorded in book 9218, at page 970, in the Register's Office of Davidson County, Tennessee, Joe W. Royster, conveyed to Thomas F. Baker, IV, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned Robert M. Wilson, Jr., as Substitute Trustee by instrument of record, recorded on book 9982, at page 164, in the Register's Office of Davison County, Tennessee;

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust by which advertisement of the sale was appointed to be held on May 16, 1996, at the main entrance to the courthouse, in Nashville, Davidson County, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale a public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to QUAZAR PARTNERSHIP, whose address is 2033 Richard Jones Road, Nashville, Tennessee, 37215 at and for the sum of Seventy-Seven Thousand Dollars and Zero Cents, that being the highest and best bid offered; and,

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by QUAZAR PARTNERSHIP, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Robert M. Wilson, Jr., as Substitute Trustee, does hereby grant, bargain, sell and convey to the said QUAZAR PARTNERSHIP, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Antioch, County of Davidson, State of Tennessee, to wit:

BEING UNIT NO. 153, ON THE PLAN OF 2ND REVISION TO PHASE 5, PEPPER RIDGE CONDOS, OF RECORD IN PLAT BOOK 7900, PAGE 560, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION. BEING THE SAME PROPERTY CONVEYED TO GRANTORS BY DEED OF EVEN DATE BEING RECORDED SIMULTANEOUSLY HEREWITH.

Commonly known as: 153 Pepper Ridge Cr., Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto QUAZAR

PARTNERSHIP, and unto its successors and assigns, in fee simple forever, to whom the said, Robert M. Wilson, Jr., Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under them, as such Substitute Trustee, but not further otherwise.

IN WITNESS WHEREOF, the said Robert M. Wilson, Jr., Substitute Trustee, on May 22, 1996, has hereunto set his hand and seal.

Robert M. Wilson, Jr., Substitute Trustee
WILSON, McCALLA, RAYMER, BARRETT & FRAPPIER

STATE OF ARKANSAS
COUNTY OF PULASKI

On May 22, 1996, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared, Robert M. Wilson, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Regina M. Richburg
NOTARY PUBLIC
My Commission Expires: 12-18-2000

REGINA M. RICHBURG NOTARY PUBLIC COMM. EXP. 12-18-2000 PULASKI COUNTY, ARK.

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Quazar Partnership
2033 Richard Jones Road
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
ROBERT M. WILSON, JR.
ATTORNEY AT LAW
425 W. CAPITOL AVENUE, SUITE 1500
LITTLE ROCK, AR 72201-3482
(501) 375-1820

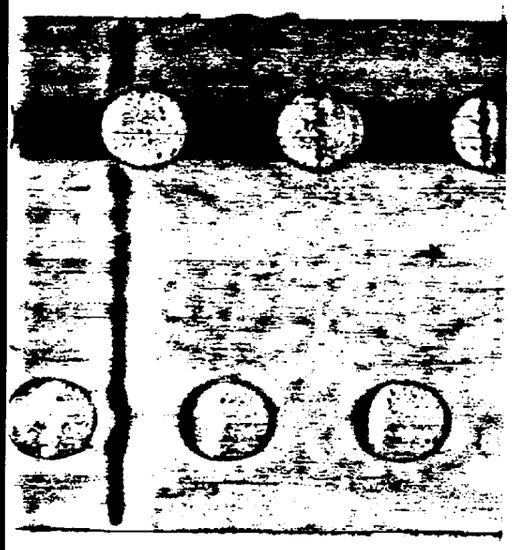
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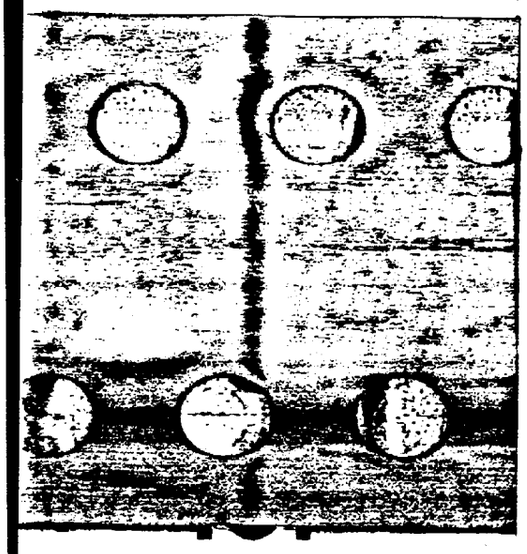
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF June 1996.
Deputy Register

0194028
IDENTIFICATION REFERENCE

96 JUN 18 PM 12:21
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





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

RECEIVED OF _____

FOR _____ BOOK 10090 PG 266

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 77000.00
				CON TX 284.90
				PRFEE 1.00
				WDEED 8.00
				TOTAL 293.90
				CHECK 293.90
			06/18/96 01	12:23 0001 4908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0194028
IDENTIFICATION REFERENCE

96 JUN 18 PM 12:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1052710