This instrument prepared by:
Robert C. Goodrich, Jr.
FARRIS, WARFIELD & KANADAY
1900 SunTrust Center
424 Church Street
Nashville, Tennessee 37219

BOOK 10103 PAGE 755

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel Numbers:
DIVISION STREET CARPETS, INC. 641 Division Street Nashville, Tennessee 37203	Same	93-14 586 93-14 580

QUITCLAIM SUBSTITUTE TRUSTEE'S DEED

This instrument made and entered into on this the 2nd day of July, 1996, by Robert C. Goodrich, Jr., Substitute Trustee (hereinafter referred to as "Substitute Trustee").

WHEREAS, by Tennessee Deed of Trust and Assignment of Rents dated July 11, 1991, of record in Book 8398, page 25, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Charles L. Lamb ("Grantor") conveyed to William B. Drescher, Trustee, the hereinafter described real estate, to secure payment of certain indebtedness described therein (the "Indebtedness"); and

WHEREAS, Robert C. Goodrich, Jr. was appointed Substitute Trustee under the Deed of Trust for William B. Drescher by instrument of record in Book 10068, page 357, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Indebtedness secured by the Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which Susan Lamb Bates, f/k/a Susan O. Lamb, the holder of the Indebtedness, declared the Deed of Trust to be in default, but following such declaration the default was not cured; and

WHEREAS, Susan Lamb Bates directed the Substitute Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Substitute Trustee caused notice to be published in The Nashville Record that the property would be sold at twelve o'clock noon on June 28, 1996, at the main door of the Davidson County Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on June 6, 13, and 20, 1996,

and sent a copy of such notice to Charles L. Lamb and others, and following such notice the default was not cured; and

WHEREAS, the Substitute Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, accepted the credit bid of Susan Lamb Bates at the price of Three Hundred Fifty Thousand Dollars ($350,000.00), this being the highest, last and best bid; and

WHEREAS, Susan Lamb Bates advised the Substitute Trustee that she had assigned her bid to Division Street Carpets, Inc.:

NOW, THEREFORE, I, Robert C. Goodrich, Jr., Substitute Trustee as aforesaid, in consideration for the assigned credit bid of Susan Lamb Bates in the amount of Three Hundred Fifty Thousand Dollars ($350,000.00), by these presents do transfer, quitclaim, and convey unto DIVISION STREET CARPETS, INC., its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, in bar of the equity of redemption and all rights of redemption, statutory or otherwise (including without limitation those rights of redemption contained in Tennessee Code Annotated Section 66-8-101 et seq.), homestead, dower, elective share, right of appraisement and valuation, and all other rights and exemptions of every kind, which are expressly waived in the Deed of Trust, described as follows:

Tract #1:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Edgehill Estates, Section 107 of record in Book 5050, page 20, Register's Office for Davidson County, to which reference is hereby made for a complete description.

Tract 1 being the same property conveyed to Charles L. Lamb by the Metropolitan Development and Housing Agency by deed of record in Book 5116, page 924, Register's Office for Davidson County, Tennessee.

Tract #2:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Edgehill Estates, Section 107 of record in Book 5050; page 20, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description:

except the following (which was transferred by Charles L. Lamb to Ambassador Corporation under Warranty Deed of

record in Book 6013, Page 902, Register's Office for Davidson County, Tennessee):

All that tract or parcel of land lying and being in Davidson County, Tennessee, being Lot. No. 2 of the Resubdivision of Lot No. 2, Section 107, Edgehill Estates, as of record in Book 5800, page 154, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

TO FIND THE POINT OF BEGINNING, begin at a point located at the intersection of the easterly margin of Eighth Avenue South and the southerly margin of Division Street; thence north 87 degrees 52 minutes east along the southerly margin of Division Street 125.43 feet to a point, AT THE POINT OF BEGINNING; thence north 87 degrees 52 minutes east along the southerly margin of Division Street 85.46 feet to a point; thence northeasterly along the southerly and southeasterly margin of Division Street, and following the curvature thereof, along an arc (subtended by a chord bearing north 82 degrees 54 minutes 25 seconds east 143.07 feet) 143.25 feet to a point; thence south 01 degrees 53 minutes east 210.74 feet to a point located on the northerly margin of Interstate 40; thence south 88 degrees 27 minutes west along the northerly margin of Interstate 40, 227.94 feet to a point; thence north 01 degrees 53 minutes west 196.05 feet to a point located on the southerly margin of Division Street, AT THE POINT OF BEGINNING.

Tract 2 being part of the same property conveyed to Charles L. Lamb by the Metropolitan Development and Housing Agency by deed of record in Book 5116, page 918, Register's Office for Davidson County, Tennessee.

The property includes all tenements, hereditaments, easements, appurtenances, reversions and remainders pertaining thereto.

The street address of the property is Eighth Avenue South at Division Street, Nashville, Tennessee 37203, also listed as 641 and 701 Division Street, Nashville, Tennessee 37203.

The property is sold "**AS IS, WHERE IS,**" without representation or warranty of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS TO BE SOLD WITHOUT ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

This sale is subject to any and all unpaid property taxes that may be a lien against the property and subject to any and all other liens which take priority over the Deed of Trust upon which this foreclosure sale is had, including without limitation the lien of Deed of Trust of record in Book 9060, page 57, Register's Office for Davidson County, Tennessee, under Subordination Agreement of record in Book 9060, page 68, Register's Office for Davidson County, Tennessee. This sale will also be subject to any

encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises, prior easements, restrictions, buildings lines, and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust.

WITNESS the signature of the Substitute Trustee on this the day and date first above written.

Robert C. Goodrich, Jr.
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kathleen Patti Snow, a Notary Public of the State and County aforesaid, Robert C. Goodrich, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee, and that he as such Substitute Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of July, 1996.

Kathleen Patti Snow
Notary Public

My commission expires: 5-23-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Three Hundred Fifty Thousand Dollars and no/100 ($350,000.00).

Affiant

Subscribed and sworn to before me
this 2nd day of July, 1996.

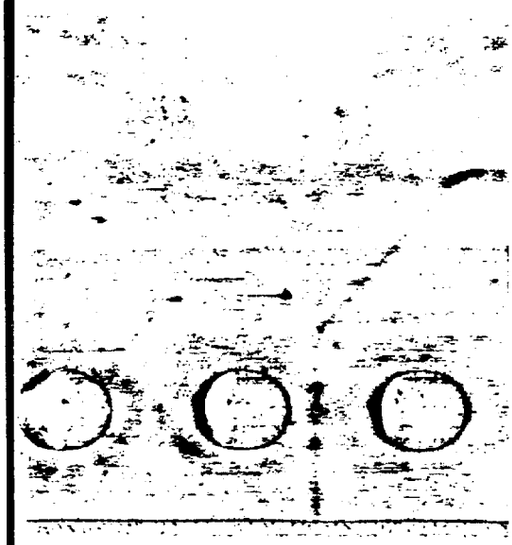
Kathleen Patti Snow
Notary Public

My commission expires: 5-23-98

01199662

95 JUL -2 PM 3:43

1349 1700 DAVIDSON COUNTY CLERK 1322.00





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

RECEIVED OF _____

FOR _____

BOOK 10108 PG 759

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 350000.00
				CON TX 1295.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1312.00
				CHECK 1312.00

07/02/96 01 15:47 0001 0949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0199662
IDENTIFICATION REFERENCE

96 JUL -2 PM 1 3:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TENNESSEE

No. 1058681