SUBSTITUTE TRUSTEE'S DEED

On the 21st day of September, 1994, **Michael G. Turner** assumed, as of record in Book 9474, pages 309-310, Register's Office for Davidson County, Tennessee, a certain Deed of Trust executed by James David Carter and wife, Polly Ann Carter, as of record in Book 9474, page 309, Register's Office for Davidson County, Tennessee, to Gregory Perrone, as Trustee, and Bobby D. Davis having been appointed as Substitute Trustee as of record in Book 10326, page 641, Register's Office for Davidson County, Tennessee.

The property is known as **1810 Electric Avenue, Nashville, Davidson County, Tennessee**, and is fully set forth and described hereafter.

The obligor defaulted in the payment of the debts and obligations secured by the Deed of Trust and the holder of the note evidencing such obligation requested the undersigned to advertise and sell the property conveyed thereby, according to the terms of the Deed of Trust, and in accordance with such request, the property was advertised for sale in the Nashville Record, which is a weekly newspaper published in Nashville, Tennessee, for three (3) consecutive weeks, such advertisement appearing on February 6, 13 and 20, 1997. Such advertisement gave the time, terms, place of sale and description of the property and the time set out which was **Tuesday, February 25, 1997** at 10:00 o'clock and at the place mentioned in the advertisement which was the main door on the first floor of the Courthouse for Davidson County, Tennessee, in Nashville, the said property was offered for sale, at public outcry to the highest and best bidder for cash, at which sale the property was struck off and sold to **Ray K. Binnion** at and for the sum of Thirty-Eight Thousand, Four Hundred Ninety-Three and No/100 Dollars ($38,493.00), which was the highest and best valid bid offered, and the purchaser, **Ray K. Binnion**, has complied with his bid by payment of such sum to the Substitute Trustee.

NOW, THEREFORE, the undersigned, Bobby D. Davis, Substitute Trustee, does hereby bargain, sell and convey unto the said **Ray K. Binnion**, the property above mentioned and now more fully described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 70 in the United Electric Railway's Addition to Nashville, a plan of which is of record in Book 161, page 8, Register's Office for said County, described as follows:
>
> SAID Lot No. 70 fronts 50 feet on the southerly side of Electric Avenue and runs back between parallel lines with the westerly margin of South 19th Street 150 feet to an alley.
>
> BEING the same property conveyed to Michael G. Turner by deed from James David Carter and wife, Polly Ann Carter, and Steve Abbate and wife, Maryann Abbate, by and through Polly Ann Carter, Attorney in Fact, of record in Book 9474, page 309, Register's Office for Davidson County.

The said Bobby D. Davis, Substitute Trustee, hereby warrants the title to the above described property against the lawful claims of all persons claiming the same by, through or under him, but not further or otherwise.

The proceeds of the sale have been disbursed as required by law.

IN WITNESS WHEREOF, the said Bobby D. Davis, Substitute Trustee, has hereunto set his hand this 27th day of Feb., 1997.

2931 03/05 0101 03CHECK 151.43

Bobby D. Davis
Substitute Trustee

Prepared By
DAVIS & BAGGOTT
ATTORNEYS AT LAW
101 SHEPHERD HILLS DR.
MADISON, TN 37115
(615) 851-6697
FAX (615) 859-7934

BOOK 10370 PG 90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of February, 1997, before me, a Notary Public in and for the State of Tennessee and County of Davidson, duly commissioned and qualified, personally appeared **Bobby D. Davis, Substitute Trustee**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

Janice P. Grant
Notary Public

My Commission Expires: 11/22/97

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of the affiant's knowledge, information and belief, the actual consideration for the transfer or value of the property transferred, whichever is greater, is, Thirty-Eight Thousand, Four Hundred Ninety-Three and No/100 ($38,493.00) Dollars, which amount is equal to or greater than the amount which the property transfer would command at a fair and voluntary sale.

Bobby D Davis
AFFIANT

SUBSCRIBED and sworn to before me this 27th day of February, 1997.

Janice P. Grant
NOTARY PUBLIC

My Commission Expires: 11/22/97

FOR REGISTER'S USE ONLY

PROPERTY KNOWN AS:
1810 Electric Avenue
Nashville, TN 37206

MAP AND PARCEL NUMBERS:
Map 94-2
Parcel 137

GRANTEE & SEND TAX NOTICE TO:
Ray K. Binnion
813 Evergreen Trail
Madison, TN 37115

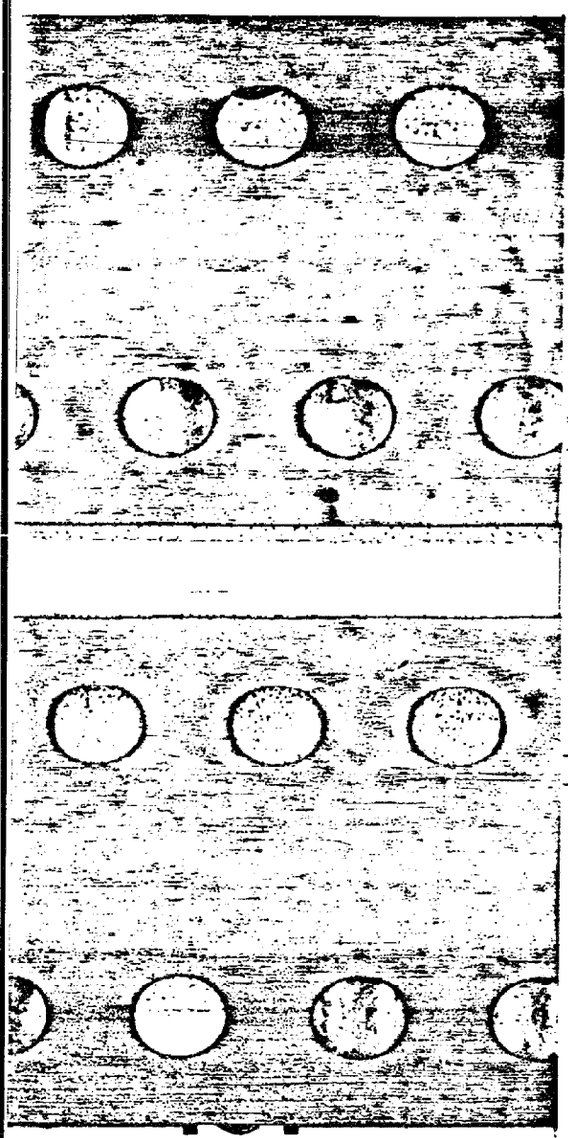
THIS INSTRUMENT WAS PREPARED BY:
Bobby D. Davis, Attorney
101 Shepherd Hills Drive
Madison, TN 37115
Telephone: 615/851-6697

j.docs\bdd.96\binnion\deed.297

97 MAR -5 PM 1:20
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE 0279124

Prepared By
DAVIS & BAGGOTT
ATTORNEYS AT LAW
101 SHEPHERD HILLS DR.
MADISON, TN 37115
(615) 851-6697
FAX (615) 859-7934



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10370 PG 91

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 38493.00
CON TX 142.43
PRFEE 1.00
WDEED 8.00
TOTAL 151.43
CHECK 151.43

03/05/97 01 13:23 0001 2931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0279124
IDENTIF. # REFERENCE

97 MAR -5 PM 1:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1123319