This Instrument Prepared By:
J. Timothy Crenshaw
KIRKSEY & CRON
109 Westpark Drive
Suite 360
P.O. Box 2427
Brentwood, TN 37024-2427

NO MORTGAGE
New Owner - Send Tax Bills:
4-J L.P.
1630 Church Street Alley
Nashville, TN 37203

Map/Parcel
11L A 4.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on the 6th of November, 1990, Joe B. Pitt was named Trustee in an Installment Deed of even date executed by Charles Babb and wife, Sadie Babb, conveying to him as Trustee the real estate hereinafter described, and said Installment Deed being executed to secure the payment of obligations described therein, said Installment Deed being recorded in Book 8234, page 909, in the Register's Office of Davidson County, Tennessee; and

WHEREAS, I, J. TIMOTHY CRENSHAW, was appointed Substitute Trustee under said Installment Deed by instrument of record in Book 10863, page 578, in the Register's Office of Williamson County, Tennessee; I, J. TIMOTHY CRENSHAW, Substitute Trustee, at the request of the holder to said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Installment Deed, advertised the said real estate as required by law, and by the terms of said Installment Deed by giving twenty-one (21) days notice by three (3) successive publications namely: in THE NASHVILLE RECORD, a newspaper published in Davidson, County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Installment Deed.

PURSUANT to said advertisement on Friday, May 1, 1998, at 10:00 a.m. at the FRONT DOOR OF THE COURTHOUSE, DAVIDSON COUNTY, TENNESSEE, I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Installment Deed, at which time The 4-J L.P., a Tennessee Limited Partnership, submitted the highest and best bid in the amount of $24,858.40.

NOW THEREFORE, in consideration of the premises, I, J. TIMOTHY CRENSHAW, Substitute Trustee, do hereby sell, transfer and convey to The 4-J L.P., a Tennessee Limited Partnership, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following real property, to-wit:

> Land in Davidson County, Tennessee, being Lots Nos. 39 and 40 on the Map of D.T. McGavocks Subdivision, as of record in Book 21, page 64, Registers Office for said County.
>
> Said Lots 39 and 40 front 50 feet each on the westerly side of Fourth Avenue North, formerly Cherry Street, and run back between parallel lines 161 feet more or less to an alley.
>
> Being the same property conveyed to Charles Babb and wife, Sadie Babb, by Installment Deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell d/b/a JR.&M. Company, a partnership of record in Book 8234, page 909, Register's Office for Davidson County, Tennessee.

This is improved property known as 1811 4TH Avenue North, Nashville, Tennessee.

TO HAVE AND TO HOLD unto the said The 4-J L.P., a Tennessee Limited Partnership, its successors and assigns, together with all the rights, privileges and appurtenances belonging to me as Substitute Trustee, in as full and ample a manner as I, as Substitute Trustee, have the power to convey same, all my actions in the premises being solely as Substitute Trustee and not otherwise, but specifically subject to:

1. Any and all unpaid real estate taxes;
2. Any restrictive covenants, easements, and/or setback lines;

3. Any and all redemption rights, including rights of redemption of any governmental agency, state or federal; and,
4. Any and all other prior liens or encumbrances against said real property.

Witness my hand this 1st day of May, 1998.

J. TIMOTHY CRENSHAW, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. TIMOTHY CRENSHAW, as Substitute Trustee, the 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 Brentwood, Tennessee, this 1st day of May, 1998.

Sandra Sullivan
Notary Public

My Commission Expires: 7-25-98.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $24,858.40.

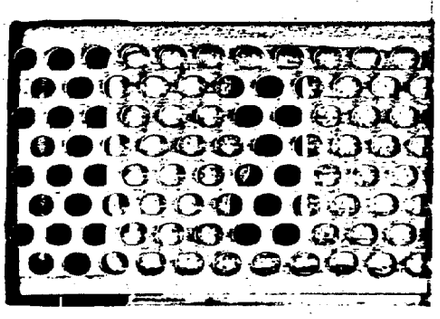
James D. Hemsell
Affiant for 45LP
Managing Partner

Subscribed and sworn to before me, this 1 day of May, 1998.

Notary Public

My Commission Expires: 10/12/99.

01357591
98 MAY -8 PM 1:43
4978 05/08 0101 03CHECK 100.97



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

RECEIVED OF _____

FOR _____

BOOK 10923 PG 814

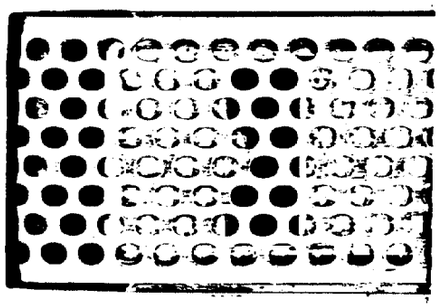
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 24858.40
CON TX 91.97
PRFEE 1.00
MISC 8.00
TOTAL 100.97
CHECK 100.97

05/08/98 01 13:46 0001 4978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0435759

98 MAY -8 PM 1:43

No. 129101