Box 60

BOOK 11054 PAGE 433

THIS INSTRUMENT PREPARED BY
BOTTORFF, KAVIN & COOK, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

SUBSTITUTE TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel
Suresh Idnani 6724 Hearthstone Lane Brentwood, Tennessee 37027	Owner	43-6-105

W I T N E S S E T H

WHEREAS, by Deed of Trust dated April 28, 1988, of record in the Register's Office for Davidson County, Tennessee, in **Book 7528, page 977,** Jim Beuerlein and Pamela C. Walls, a partnership d/b/a Anderson Lane Apartments, did convey in trust to Robert W. Varnell, Trustee, a certain tract of land hereinafter described, to secure the payment of the principal sum of Two Hundred Forty Thousand and No/100--($240,000.00)--Dollars, payable to the order of Cherokee Valley Federal Savings Bank, said Deed of Trust being incorporated herein by specific reference; and,

WHEREAS, by instrument dated June 19, 1998, and recorded in **Book 10986, page 508**, Register's Office, Davidson County, Tennessee, Suresh Idnani, the current owner and holder of said note, did remove Robert W. Varnell as Trustee, and appoint R. Francene Kavin Substitute Trustee, with all the title, power, and duties conferred upon the Trustee by said Deed of Trust and by applicable law; and,

WHEREAS, default was made in the payment of the Note, and

WHEREAS, the owner and holder of the Note demanded that the Substitute Trustee foreclose the Deed of Trust, and,

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published on July 3, 1998, July 10, 1998 and July 17, 1998 in *The Nashville Business Journal*, a newspaper published in Nashville, Davidson County, Tennessee; and,

WHEREAS, pursuant to such advertisement, on July 27, 1998, at 12:00 noon at the front door of the Davidson County Courthouse in Nashville, Tennessee, the undersigned, R. Francene Kavin, Substitute Trustee, offered for sale at public outcry to the highest and best bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, all of which were expressly waived in said Deed of Trust, and by applicable law and at such sale, Suresh Idnani, being the highest and best bidder, became the purchaser of such property for a price of SEVENTY THOUSAND AND NO/100 DOLLARS ($70,000.00).

NOW, THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned, R. Francene Kavin, in her capacity as Substitute Trustee, and not otherwise, does hereby transfer and convey to **Suresh Idnani**, his heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> A lot in the 10th Civil District of Davidson County, Tennessee located on the south side of Anderson Lane, about one mile east of Gallatin Road, being on the southeast corner of Anderson Lane and Nix Drive and being described according to a survey dated July 7, 1982 by Kevin Tucker and Associates, P.C. as follows: BEGINNING at a point in the easterly margin of southwest corner of

the property herein described; thence N 01 degree 41 minutes 42 seconds E, along said margin of Nix Drive, a distance of 99.56 feet to a point marking the beginning of a curve to the right; thence, around said curve having a Delta of 91 degrees 48 minutes 29 seconds, a radius of 20.00 feet, a tangent of 20.64 feet, and a length of 32.05 feet to a point in the southerly margin of Anderson Lane; thence S 86 degrees 29 minutes 50 seconds E, along said margin of Anderson Lane, a distance of 151.89 feet to an iron pin marking the northwest corner of the Davenport property and the northeast corner of the property herein described; thence S 01 degree 39 minutes 58 seconds W, a distance of 119.89 feet to an iron pin; thence N 86 degrees 35 minutes 59 seconds W a distance of 172.58 feet to the point of beginning containing 0.473 acres of land.

Being the same property conveyed to Jim Beuerlein and Pamela C. Walls, a partnership d/b/a Anderson Lane Apartments, by deed from Jack Rodin and Audra R. Rodin, as tenants in common of record in Book 5909, page 865, Register's Office, Davidson County, Tennessee.

The address of the above described property is 316 Nix Drive, Madison, Tennessee 37115

TO HAVE AND TO HOLD, the aforesaid property free from all legal, equitable and statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust except as otherwise specifically set forth herein, in as full and complete manner as the undersigned, in her capacity as Substitute Trustee, and not otherwise, has the power to convey the same. R. Francene Kavin, as Substitute Trustee, and not otherwise, warrants the title to said property to Suresh Idnani, his heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Substitute Trustee's Deed as of the 4th day of August, 1998.

R. Francene Kavin,
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named R. Francene Kavin, Substitute Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Brentwood, Tennessee this 4th day of August, 1998.

Notary Public

My Commission Expires: 9-19-98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $70,000.00

Affiant

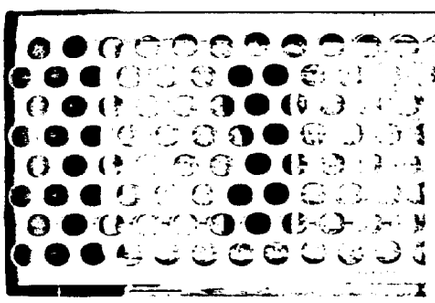
Sworn to and subscribed before me this 4th day of August, 1998.

Notary Public

My Commission Expires: 12/18/2000



047154
IDENTIF. # REFERENCE
98 AUG -5 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
3208 08/05 0101 03CHECK 274.00



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

RECEIVED OF _____

FOR _____

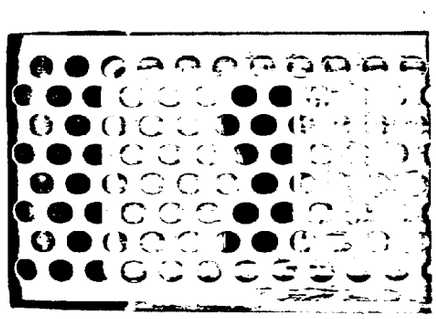
BOOK 11054 PAGE 436

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY 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 70000.00
CON TX 259.00
PRFEE 1.00
MISC 12.00
CFEE 2.00
TOTAL 274.00
CHECK 274.00

08/05/98 01 15:43 0001 3208



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0471544
IDENTIF. ↑ REFERENCE

98 AUG -5 PM 3:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1328799