THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN AND BURNSED, PLLC
SunTrust Center, Suite 1750
424 Church Street
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
GBD, LLC		93-13-A/205
P.O. Box 159029		93-13-A/407
Nashville, Tennessee 37215-9029	Same	93-13-A/507

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, there has occurred one or more acts of default in the note evidencing the indebtedness owed to SouthTrust Bank, National Association ("Lender");

WHEREAS, Lender is the beneficiary of the Deed of Trust of record at Book 8895, Page 346, Register's Office for Davidson County, Tennessee, which Deed of Trust secures to the Lender the payment in full of the note evidencing the subject indebtedness in the original principal sum of $90,000.00 and which was modified to increase the indebtedness to the sum of $138,600.00, which Modification of Promissory Note and Deed of Trust is of record in Book 9805, page 773 to which reference is hereby made (collectively the "Deed of Trust");

WHEREAS, by and through the above described Deed of Trust, the grantor, Rodney D. Buckle and wife, Louise A. Murphy (collectively, the "Borrowers") conveyed the real property described herein to R. Rick Hart, Trustee, for the benefit of the Lender, with power of sale;

WHEREAS, the Lender pursuant to the terms and conditions of the above Deed of Trust, did appoint R. Garry Chaffin as Substitute Trustee, to serve in the stead of the Trustee with all powers granted unto the Trustee, such appointment appearing of record at Book 11414, Page 489, Register's Office for Davidson County, Tennessee;

WHEREAS, Lender notified the Substitute Trustee of the default by the Borrowers in the payments called for in the note secured by the above Deed of Trust and demanded that the Substitute Trustee advertise the subject property(ies) for sale pursuant to the terms and conditions of the said Deed of Trust;

WHEREAS, the Substitute Trustee did advertise the property(ies) for sale in the "Nashville Record" on April 15, 22, and 29, 1999, in accordance with and in fulfillment of the requirements of the above Deed of Trust;

WHEREAS, the Substitute Trustee, in accordance with the requirements of the above Deed of Trust and the published advertisement for sale of the subject property, did on the 7th day of May, 1999, appear and conduct the sale of the herein described property;

WHEREAS, Gary Belz on behalf of GBD, LLC did place the highest bid for the subject property(ies), being the sum of $135,000.00;

NOW THEREFORE, for and in consideration of the sum of $135,000.00, the Substitute Trustee, R. Garry Chaffin, has bargained and sold, and by these presents does transfer and convey unto the said GBD, LLC, the Grantee herein, its heirs and assigns, the property described as follows:

Three condominium units described as follows:

A. Land in Davidson County, Tennessee being Unit No. 205 of Spence Manor Condominium created under title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, as

established by a Master Deed of Record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Spence Manor Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of each of the said Units.

Being part of the same property conveyed to Rodney D. Buckle and wife, Louise A. Murphy, by deed from Helen B. Jean, of record at Book 8625, page 725, said Register's Office.

B. Land in Davidson County, Tennessee, being Unit No. 407, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed and By-Laws, of record in Book 6790, page 237, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Rodney D. Buckle and wife, Louise A. Murphy by deed from Sharon Cobb, of record at Book 8698, page 819, said Register's Office.

C. Land in Davidson County, Tennessee, being Unit No. 507, together with the appurtenant interest in the common elements of Spence Manor Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6790, page 237, Register's Office for Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit A-2 to the aforementioned Master Deed.

Being the same property conveyed to Rodney D. Buckle and wife, Louise A. Murphy by deed of record in Book 8856, page 304, said Register's Office.

Property known as: Spence Manor Condominium, Units 205, 407, and 507, 11 Music Square East, Nashville, Tennessee 37203.

The Substitute Trustee makes no personal warranties or representations concerning the subject property. This conveyance is subject to any prior matters of record including, but not limited to unpaid property taxes.

To have and to hold the said tract or parcel of land, including all appurtenances, estate, title and interest thereto belonging, unto the said Grantees, their heirs and assigns, forever.

Whenever used, the singular number or pronoun shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, my hand this 7th day of May, 1999.

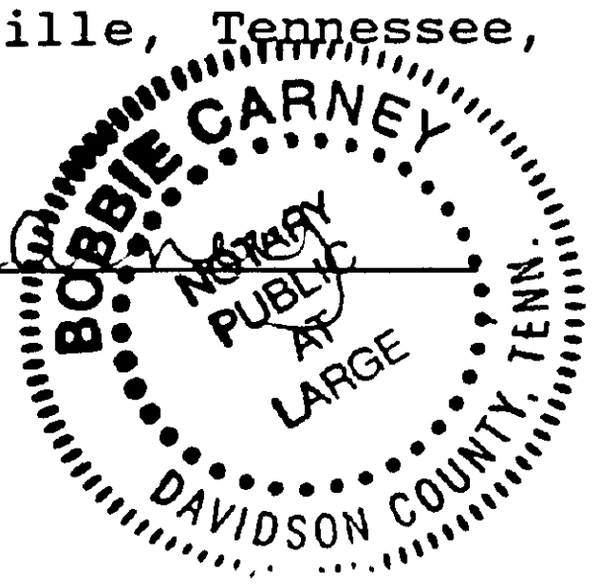
R. Garry Chaffin
Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named R. Garry Chaffin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged himself to be the Substitute Trustee under the above referenced Deed of Trust, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 7th day of May, 1999.

Bobbi Carney
Notary Public



My Commission Expires: 3/24/2001

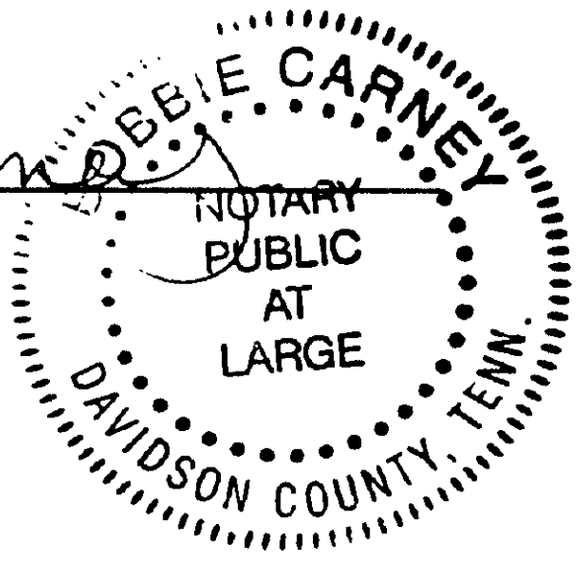
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $135,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

R. Garry Chaffin, Substitute Trustee

Sworn to and subscribed before me this
7th day of May, 1999.

Bobbi Carney
Notary Public



My Commission Expires: 3/24/2001

m:foredeed.buc

06012250
99 JUN 17 PM 3:30
REAL ENT.

LAW OFFICES
CHERNAU, CHAFFIN & BURNSED, PLLC
SUNTRUST CENTER
SUITE 1750
424 CHURCH STREET
NASHVILLE, TENNESSEE 37219-2305
TELEPHONE (615) 244-5480
FACSIMILE (615) 242-7851

BOOK 11533 PAGE 99

LOUIS LEFTWICH, JR. (1910 - 1960)

FAXED MEMORANDUM

TO: Mr. Larry Waggoner (298-1831)

FROM: Bobbie Carney B.C.

DATE: May 17, 1999

RE: Buckle Foreclosure

The recording fee for the Substitute Trustee's Deed is:

$499.50 (Indebtedness tax)
1.00 (Probate fee)
12.00 (Recording Fee $4.00 per page x 3 pages)
2.00 (Clerk's Fee)

$514.50 (Total)

You can mail the check and Deed to:

Register of Deeds
103 Metro Courthouse
Nashville, TN 37201

You may want to include a self-addressed stamped envelope so they can return the Deed to you after it is recorded. It usually takes a day or so.

If you need anything further, please do not hesitate to contact me.

Pd 6-8-99
ck# 1068
$514.50

05/17/99 11:39 7951 615 BURNSED AND CHAFFIN BY: 514.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11533 PAGE 100

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

060I250

REFERENCE

99 JUN 17 PM 3:30

REGISTER
DAVIDSON CO. TN.

CAMT	135000.00
CON TX	499.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	514.50
CHECK	514.50

06/17/99 01 15:34 0001 1286

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1479868