ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP AND PARCEL:
American Consulting Corporation Dale Hire, President Post Office Box 160644 Nashville, Tennessee 37208	Same	Map 59-10 Parcel 126

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, ROBBIE M. ARMSTRONG, by Deed of Trust (the "Deed of Trust") dated 31 July, 1995, of record in Book 9748, page 252, Register's Office for Davidson County, Tennessee, conveyed to H. W. Pannell, Trustee, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Associates Financial Services; and

T03 08/20 0101 03CHECK 235.15

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note by an instrument of record in Book 11571, page 8, Register's Office for said County; 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 in the Nashville Record on 22nd July 1999, 29 July 1999 and 5 August 1999.

WHEREAS, the Substitute Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 Noon on 20 August 20, 1999 and American Consulting Corporation (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of
Dollars

NOW, THEREFORE, JULIAN W. BLACKSHEAR, JR., in his capacity as Substitute Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 61 on the Plan of Haynes Estates, Section2, as of record in Book 4175, page 13, Register's Office for said County.

Said Lot No. 61 fronts 89.20 feet on the southerly side of Lytle Drive and runs back 144 feet on the westerly line and 98.22 feet on the easterly line to a broken line at the rear on which it measures 100.37 feet.

Being the same property conveyed to John B. Armstrong and wife, Robbie M. Armstrong by Deed from W. L. Bainbridge Company, by W. L. Bainbridge, III, a partner, dated September 6, 1968, of record in Book 4268, page 378, Register's Office of Davidson County, Tennessee; the said John B. Armstrong having since died, and further conveyed by Robbie M. Armstrong by deed of trust to H. W. Pannell, Trustee, of record in Book 9748, page 252, Register's Office for said County; the said H. W. Pannell Trustee, having been replaced by Julian W. Blackshear, Jr., Substitute Trustee, by instrument of record in Book 11571, page 8, Register's for said County.

The address of the above-described property is 3005 Lytle Drive, Nashville, Tennessee 37218.

This conveyance is made subject to the following and all other liens and matters of record:

1. 1998 and 1999 taxes

2. All lien, encumberances and mortgage of record, and all matters affecting the title granted hereto.

TO HAVE AND TO HOLD the aforesaid property free from al legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capaicty as Substitute Trustee, and not otherwise, has the power to convey the same. JULIAN W. BLACKSHEAR, JR., as Substitute Trusteee, and not otherwise, warrants the title to said property to the Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming by, through oro under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 20th day of August , 1999.

JULIAN W. BLACKSHEAR, JR.
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 JULIAN W. BLACKSHEAR, JR., 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 (Substitute Trustee's Deed) for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of August, 1999.

Samnitha W. Hendricks
NOTARY PUBLIC

My commission expires: My Commission Expires Nov. 30, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is

Dale Hair, Pres.
AFFIANT

SWORN to and subscribed before me, this 20th day of August, 1999.

Samnitha W. Hendricks
NOTARY PUBLIC

My commission expires: My Commission Expires Nov. 30, 2002

This Instrument Prepared By:

Newton S. Holiday III
Attorney at Law
208 Third Avenue, North, Suite 500
Nashville, Tennessee 37201

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 59,500.00
Dale Hair, Pres.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF August 1999.
Deputy Register

06261955
IDENTIFICATION REFERENCE
99 AUG 20 PM 3:02
REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

cc .

0626955

IDENTIF. & REFERENCE

99 AUG 20 PM 3:02

REGISTER
DAVIDSON COUNTY, TN

BOOK 11628 PAGE 906

CAMT	59500.00
CON TX	220.15
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	235.15
CASH ~~CHECK~~	235.15

08/20/99 01 15:02 0001 8903

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504926