This instrument prepared by:

Marbut Glenn Gaston, Jr., Lawyer
2211 Crestmoor Rd., Nashville, TN. 37215

TRUSTEE'S DEED

BOOK 6380 PAGE 377

Address New Owners as follows:	Send Tax Bills To:	Map-Parcel
San Huu Huynh and wife,	Gill Companies	MAP 136-14
641 Lake Terrace Drive,	P. O. BOX 758	PARCEL 61
Nashville, TN. 37217	San Antonio, TX. 78293	FB# 2D-62814

WHEREAS, by Deed of Trust dated October 1, 1983, of record in Book 6158, page 832, Register's Office for Davidson County, Tennessee, Michael L. Bell joined by his wife, Jacqueline F. Bell conveyed the property herein described to M. G. Gaston, Jr., TRUSTEE, to secure the payment of an indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness secured by said Deed of Trust and in the performance of the other covenants and agreements contained in said note and Deed of Trust, and San Huu Huynh and wife, Ho Quo Ngo Huynh the lawful owner(s) and holder(s) of said indebtedness having declared all the unpaid installments, principal, interest due thereon and costs due and then payable, called upon the undersigned TRUSTEE to exercise the power of sale conferred upon the undersigned TRUSTEE by and in said Deed of Trust, and to sell the hereinafter described property; and,

WHEREAS, pursuant to the terms and conditions of said Deed of Trust, I M. G. Gaston, Jr., TRUSTEE, did give notice as required by law and the terms of the said Deed of Trust of the time and place of sale by publication in the Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 16, August 23, and August 30, 1984, respectively, and further did mail or deliver personal notice of the same to the said debtor(s) on August 16, 1984 at his last known address which was at 641 Lake Terrace Drive, Nashville, TN. 37217; and,

WHEREAS, pursuant to said notice, I, M. G. Gaston, Jr., TRUSTEE, did offer said property for sale at public outcry to the highest and best bidder for cash and in bar of the right of equity of redemption and homestead on Friday, the 7th day of September, 19 84, at 10:30 o'clock a.m., at the front door of the Courthouse in Nashville, County of Davidson, Tennessee; WHEN AND WHERE, San Huu Huynh and wife, Ho Quo Ngo Huynh, being the highest, best and last bidder became the purchaser.

CHECK

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, the sum of ten dollars cash in hand paid the receipt of which is hereby acknowledged, and other good an valuable considerations the receipt and sufficiency of which is hereby acknowledged, and further the assumption of the prior debt hereinafter described, I, M. G. Gaston, Jr., TRUSTEE, the GRANTOR, do hereby sell, transfer and convey unto San Huu Huynh and wife, Ho Quo Ngo Huynh, the GRANTEE(S), their heirs and assigns, in bar of equities of redemption, dower, and homestead, the following described real estate in Davidson County, Tennessee, to wit:

Being Lot No. 139 on the Plan of Castlegate, Section 1, as of record in Book 4460, page 115, Register's Office for said County, to which reference is hereby made for a more complete description of said lot.

Being all the same property Michael L. Bell conveyed to M. G. Gaston, Jr., Trustee by deed of trust of record in Book 6158, page 832, said Register's Office.

This is (un) improved property known as: 641 Lake Terrace Drive, Nashville, TN. 37217

TO HAVE AND TO HOLD the same unto the said GRANTEE(S), their heirs and assigns, forever. I, M. G. Gaston, Jr., TRUSTEE, do covenant that I have full power and lawful authority to sell and convey the said real estate as herein set out; that the Deed of Trust governing my power and authority recited that the title thereto was clear, free and unencumbered as of its date except as stated therein; and I will forever warrant the same against the lawful claims of any and all persons holding by, through, or under me, but I make these covenants and warranties as TRUSTEE and not otherwise; and said property was sold and is hereby conveyed subject to:

1. Any and all unpaid taxes and assessments

2. Restrictions, easements, setback lines and other limitations as may affect the property.

3. Such state of facts as an accurate survey of the premises would disclose.

4. Any portion of the premises embraced within the bounds of any roads or highways, streams, creeks or rivers, and the right of flow of the same.

5. A prior mortgage lien of record in Book 6016, page 241 Register's Office for Davidson County, Tennessee, in favor of Gill Companies.

IN WITNESS WHEREOF, I, M. G. Gaston, Jr., TRUSTEE, do hereunto set my hand on this 7th day of September, 19 84

TRUSTEE
M. G. Gaston, Jr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public in and for the above written County and State, did personally appear the said M. G. Gaston, Jr., TRUSTEE, withwhom I am personally acquainted and to me known and who to me acknowledged that he executed the within instrument said execution as his free act and deed and for the purposes therein contained.

In witness whereof, I have herunto set my hand and official seal at Nashville, Tennessee on this 7th day of September, 19 84

My comm. expires: 4-17-88

Notary Public

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater for this transaction and transfer is $ 19,563.40.

Affiant

Subscribed and sworn to before me this the 7th day of September, 19 84.

My comm expires: 4-17-88

Notary Public

THIS INSTRUMENT PREPARED BY:

Marbut Glenn Gaston, Jr., Lawyer
2211 Crestmoor Rd., Nashville, TN. 37215

I 4 9 3 3 2

IDENTIF. REFERENCE

SEP 13 9 06 AM '84

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6380 PAGE 380

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
			19563.40-	CAMT.
			50.96	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	60.46-
9944A	09/13/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 9 3 3 2

IDENTIF. REFERENCE

SEP 13 9 06 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068485