JMHBNO0417 04/23/85

This instrument was prepared by
BASS, BERRY & SIMS (JMH)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s) As Follows:	Send Tax Bills To	Map-Parcel Numbers
California Federal Savings and Loan Association (Name)	California Federal Savings and Loan Association (Name)	182-00-124.00
5670 Wilshire Boulevard (Address)	5670 Wilshire Boulevard (Address)	5D21427
Los Angeles, California 90036 (City) (State) (Zip)	Los Angeles, California 90036 (City)(State)(Zip)	

WHEREAS, by Deed of Trust, dated March 7, 1983, of record in Book 6016, page 902, Register's Office for Davidson County, Tennessee, as amended and supplemented by a certain Rapid Equity Buildup Rider, of even date therewith, of record in Book 6016, page 906, said Register's Office, Shirley Solomon, unmarried, and Marlene Solomon, unmarried, conveyed to Welcom H. Watson, Jr., Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustee by instrument of record in Book 6516, page 611, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 22nd day of April, 1985, at the front door of the Courthouse of Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale, California Federal Savings and Loan Association, being the highest and best bidder, became the purchaser of said property at and for the sum of One Hundred Sixty-Seven Thousand One Hundred Forty-Eight and 23/100 Dollars ($167,148.23); and

NOW, THEREFORE, in consideration of the premises and the payment by California Federal Savings and Loan Association of the sum of money so paid, receipt of which payment is hereby acknowledged, the undersigned, Janet M. Harding, as Successor Trustee, does hereby grant, bargain, sell and convey to the said California Federal Savings and Loan Association, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

BEING a part of Tract 15 on the Plan of the Burkett Estate Farm, in the 5th Civil District of Davidson County, Tennessee, as more particularly described according to a survey made by Donald R. Carver, Surveyor, dated September 22, 1976, as follows:

BEGINNING at a point in the west line of Battle Road, the southeast corner of Tract 14 and the Northeast corner of Tract 15; thence South 34 deg. 35 min. East along the west line of Battle Road for 53.75 feet; thence North 83 deg. 10 min. West for 1,462.60 feet to an iron pin; thence South 6 deg. 00 min. 25 sec. West for 856.52 feet to a point in the line between Tract 18 and 15; thence North 83 deg. 10 min. West for 760.00 feet to the corners of Tracts 15 and 3; thence North 6 deg. 00 min. 25 sec. East for 904.00 feet to a point, this being the corner between Tracts 4 and 15; thence South 83 deg. 10 min. East for 2,157.00 feet to the beginning, containing 17.47 acres more or less.

BEING the same property conveyed to Shirley Solomon and Marlene Solomon by deed, dated March 7, 1983, of record in Book 6016, Page 899, said Register's Office.

This conveyance is made subject to all existing highway, roadway and utility easements; applicable building and zoning regulations; restrictive covenants of record, such state of facts as an accurate survey would disclose; to all unpaid taxes, prior mechanics' and materialmen's liens, if any; and 1985 taxes, a lien, but not yet due and payable.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto California Savings and Loan Association, in fee simple forever, to whom the said Janet M. Harding, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under her as such Successor Trustee, but not further or otherwise.

The said Successor Trustee has applied the consideration to all reasonable costs and expenses of the sale of said property, including but not limited to, reasonable trustee and attorney's fees and costs of title evidence; and to all sums secured by said Deed of Trust.

IN WITNESS WHEREOF, Janet M. Harding, as Successor Trustee, has caused this instrument to be executed this the 22nd day of April, 1985.

Janet M. Harding

Janet M. Harding, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $167,148.23.

Janet M. Harding
Affiant

Subscribed and sworn to before me this the 23th day of April, 1985.

Nancy Elizabeth Hulan
Notary Public

My Commission Expires:

Jan. 10, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Janet M. Harding, the within named Successor Trustee, 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, at office, this 23rd day of April, 1985.

Nancy Elizabeth Hulan
Notary Public

My Commission Expires:

Jan. 10, 1989

FILED FOR RECORD AND REGISTER
DAVIDSON COUNTY, TN
APR 29 3 47 PM 1985

IDENTIF. REFERENCE

I.O.B.O.I.O

04/22 4 3.95- CHECK

382

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

RECEIVED OF _____ BOOK 6539 PAGE 880

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		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

167148.23- CAMT.
434.46 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 443.96-
0882A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 9 I 0

IDENTIF. REFERENCE

APR 23 3 47 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127752