Box 10

This Instrument Prepared by:

John M. Jordan, Attorney
Third Floor, Braswell Building
4235 Hillsboro Road
Nashville, Tennessee 37215

BOOK 6577 PAGE 916

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 30, 1980, recorded in Book 5563, page 942, Register's Office for Davidson County, Tennessee, Peter L. Neely and wife, Margaret A. Neely, conveyed to Everett A. Covington, Jr., Trustee, the real estate hereinafter described, to secure a Note dated January 30, 1980, in the amount of $48,000.00 payable to Security Federal Savings and Loan Association of Nashville, as shown therein, and,

WHEREAS, Union Title Company has been appointed Substitute Trustee by the owner and holder of said Note by an instrument of record in Book 6491, page 523, Register's Office for said County;

WHEREAS, default occurred in the terms and conditions of said Note and/or deed of trust, the lawful owner called on Union Title Co., Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Substitute Trustee did, therefore, pursuant to the authority vested in him as Substitute Trustee, and pursuant to the terms and provisions of the said Deed of Trust, advertise the property by publishing a notice of sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on March 14, 1985 at the Courthouse in Davidson County, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances and right pertaining thereto which may affect the property.

Pursuant to said notice of sale, the Substitute Trustee, at the time and place fixed therein, offered the property for sale to the highest bidder for cash and sold said property to Oscar

Wayne Carney, Jr., for the sum of $51,986.00, this being the highest and best bid received therefore.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Substitute Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Oscar Wayne Carney, Jr. their successors and assigns, the following described real estate located in Davidson County, State of Tennessee, and more particularly described as follows:

Being a tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey by Ralph Lambert and Son, Surveyor, dated April 27, 1975 as follows:

BEGINNING at an iron pin in the northwesterly margin of Harper Road; thence with the margin of same South 35° 24' 21" West 104.5 feet to a highway monument; thence North 54° 35' 39" West 5.0 feet to a highway monument; South 46° 12' 37" West 414.37 feet to a highway monument; thence South 23° 48' 22" W. 375.52 feet to a highway monument; thence with an existing fence North 2° 46' East 1,299.8 feet to an iron pin, thence South 85° 17' 41" East 480.6 feet to the point of beginning.

Being the same property conveyed to Peter L. Neely and wife, Margaret A. Neely, by deed from Thomas E. Krantz and wife, Ada G. Krantz, of record in Book 4929, page 802, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Oscar Wayne Carney, Jr., their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all put in previous writing.

And the Substitute Trustee does hereby transfer, assign and set over to the said Oscar Wayne Carney, Jr., their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, subject to any exception noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 30th day of May, 1985.

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UNION TITLE COMPANY

BY: _____
John M. Jordan

FEE $ 1.00 TAX $ 5.92
REGISTER'S OFFICE OF DAVIDSON COUNTY, TN
10 12 23 PM 1985
IDENTIF. REFERENCE

State of Tennessee

County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John M. Jordan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of the Union Title Company, the within bargainor, a corporation, and that he as such Executive Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and seal, at Office in Nashville, Tennessee this 30th day of May, 1985.

_____
Notary Public

VIRGINIA PARKER NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: July 17, 1988

State of Tennessee

County of Davidson

The actual consideration or value of this transfer, whichever is greater, is $51,968.00.

_____
Affiant

Sworn to and subscribed before me this 30th day of May, 1985.

_____
Notary Public

CYNTHIA H. CROUCH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: My Commission Expires April 17, 1988

ADDRESS NEW OWNERS:
Oscar Wayne Carney, Jr.
126A Dry Fork Road
Whites Creek, TN 37189

SEND TAX BILLS TO:
Same

MAP-PARCEL NUMBER:
14D 39520
14-5

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

RECEIVED OF _____

FOR _____

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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

51968.00- CAMT
135.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 144.70-
6457A06/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1. 1 5. 9 2

IDENTIF. REFERENCE

JUN 10 12 23 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 142924