ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Freedlander Financial Services Corporation 4235 Innslake Drive Glen Allen, VA 23060	First Investment 430 E. Broad St. Columbus, OH 43219	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

M-P
94-1-448

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 10, 1985 of record in Book 6475, Page 514, Register's Office for Davidson County, Tennessee, Leroy Carney and wife, Robbie C. Carney, conveyed certain real property therein described to D. Ronald Ingram, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on December 19, 1985, and thereafter on December 26, 1985, and on January 2, 1986, which notice of sale advertised the sale of the property hereinafter described for Monday, January 13, 1986, at 1:00 P.M.; and

WHEREAS, on Monday, January, 13, 1986, at 1:00 P.M., at the south door of the County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Eleven Thousand Nine Hundred Forty-Six and 69/100 Dollars ($11,946.69) from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto Freedlander Financial Services Corporation, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the plan of Shelby Village, No. 3, of record in Book 2083, page 6, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 70.4 feet on the easterly side of South 16th Street and runs back 137.4 feet on the northerly line and 78.7 feet on the southeasterly line to a line in the rear on which it measures 70.7 feet.

This is improved property known as 705 South 16th Street, Nashville, Tennessee.

CHECK
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IDENTIFT REFERENCE
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REGISTER
DAVIDSON COUNTY, TN
RUSH

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Freedlander Financial Services Corporation, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the 14th day of January, 1986.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, 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 for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 14th day of January, 1986.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,946.69.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 14th day of January, 1986.

Rebecca A. Wiggs
Notary Public

My commission expires: 7-17-88

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

RECEIVED OF _____

FOR _____

BOOK 6801 PAGE 503

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

11946.69- CAMT.
30.94 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 37.44-
1965A03/11V86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8213.37

IDENTIFICATION REFERENCE

MAR 11 1 32 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 226304