ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Freedlander Financial Services Corporation 4235 Innslake Drive Glenn Allen, VA 23060	Wachovia Mortgage 301 N. Main St. Winston-Salem, N.C.	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

M-12
94-1-124

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 25, 1985 of record in Book 6619, Page 105, Register's Office for Davidson County, Tennessee, Paunie M. Reeves, formerly Paunie M. Howell, and Jerry R. Reeves, her husband, 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 February 13, 1986, and thereafter on February 20, 1986, and on February 27, 1986, which notice of sale advertised the sale of the property hereinafter described for Friday, March 7, 1986, at 1:00 P.M.; and

WHEREAS, on Friday, March 27, 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 Thirty Thousand Three Hundred Ninety-Two and 05/100 Dollars, ($30,392.05), 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:

Two tracts of land located in Nashville, County of Davidson, Tennessee, as follows to wit;
Lot #138--Being Lot No. 138 on the Plan of Payne, Blakemore & Cummins Addition to East Nashville, as of record in Book 57, page 70, Register's Office for said County, and part of the west one-half of South 14th Street, abandoned, and described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, dated Nov. 3, 1965, as follows: Beginning at a point in the westerly margin of South 15th Street, as at a point 4.08 feet north of a concrete monument; thence northerly with said street, around a slight curve, 56 feet; thence westerly 162.3 feet to the common rear corner of Lots 137 and

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IDENTIFICATION REFERENCE
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DAVIDSON COUNTY, TN
RUSH

138; thence southerly 50 feet to the common rear corner of Lots 138 and 139; thence with the line between said lots, easterly, and said line extended 187.3 feet to the point of beginning.
Lot #137--Being Lot No. 137 on the Map of Payne, Blakemore and Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office for said County. Said Lot fronts 50 feet on the west side of South 14th Street and extends back 152 feet on the north line and 151½ feet on the south line, to an alley in the rear on which it measures 50 feet.

This is improved property known as 806 South 14th Street, Nashville, Tennessee.

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 10th day of March, 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 10th day of March, 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 $30,392.05.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 10th day of March, 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 509

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
			30592.05-	CA IT
			79.09	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	85.54-
			1967A03/11/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82139
Identification Clerk
MAR 11 1986 1:34PM
Felix Z. Wilson
Register
Davidson Cnty. Tn.

No. 226306