BOOK 6901 PAGE 533

TRUSTEE'S DEED

THIS INDENTURE is made and entered into this 27th day of June, 1986, by and between WILLIAM A. CARSON, II, as Successor Trustee, of Memphis, Shelby County, Tennessee, Grantor, and FIDELITY SERVICE CORPORATION, a North Carolina corporation, Grantee;

MAP 33
P/O PAR 123
F.W. 11038405

W I T N E S S E T H :

WHEREAS, on December 7, 1984, Rivergate Acres Partnership, a Tennessee general partnership, executed a Deed of Trust and Security Agreement to Henry P. Doggrell and B. J. Houck, as Trustees, thereby conveying to said Trustees certain real property as described therein for the purpose of securing payment of indebtedness as described therein to Fidelity Service Corporation (hereinafter "Fidelity"), which deed of trust was recorded in Book 6449, Page 214, Register's Office, Davidson County, Tennessee, as extended and modified by Extension and Modification Agreement of Note and Deed of Trust recorded in Book 6714, Page 396, said Register's office (hereinafter called the "Deed of Trust"); and

WHEREAS, William A. Carson, II was appointed Successor Trustee by appointment recorded in Book 6870, Page 572, said Register's Office; and

WHEREAS, default having occurred in payment of the debts and obligations secured to be paid by the Deed of Trust, and all of the indebtedness secured thereby having matured at the option of Fidelity, owner and holder thereof, by default in payment thereof and by other defaults, and Fidelity having requested the undersigned to advertise and sell the property

THIS INSTRUMENT PREPARED BY
AND PLEASE RETURN TO:

Armstrong Allen Braden
Goodman McBride & Prewitt
1900 One Commerce Square
Memphis, Tennessee 38103

MAIL ENV.

IDENTIFICATION REFERENCE

JUN 27 | 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

15244.

conveyed thereby and still subject to the lien thereof, in accordance with the terms and provisions of the Deed of Trust; and

WHEREAS, in accordance with said request, said real property was advertised for sale in The Nashville Record, a weekly newspaper published in Nashville, Davidson County, Tennessee, for twenty-one (21) days, by three (3) weekly notices, such notices appearing on June 5, 12 and 19, 1986, giving the time, date, terms, place of sale and description of said property; and

WHEREAS, at the time, being 12:00 noon on Friday, June 27, 1986, and at the place, being the south door of the Davidson County Courthouse, Nashville, Tennessee, as advertised aforesaid, said property was offered for sale at public outcry to the highest and best bidder for cash, in accordance with all the terms and requirements of said Deed of Trust, and the aforesaid advertisement for sale, at which sale said property was struck off and sold to Grantee for the sum of $500,000.00, that being the highest and best cash bid, and pursuant thereto this conveyance is now made of said property to Grantee; and

WHEREAS, Fidelity, being the owner and holder of the indebtedness for which said property was sold, has complied with the terms of the sale by paying into the hands of the undersigned the expenses of the sale, the balance of said purchase price being credited on the indebtedness secured by the Deed of Trust.

NOW, THEREFORE, the undersigned, William A. Carson, II, Successor Trustee, for and in consideration of the premises,

hereby bargains, sells and conveys said property unto Grantee, in bar of equity of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which are expressly waived in the Deed of Trust, said property being situated in the County of Davidson, and State of Tennessee and described on Exhibit A hereto.

TO HAVE AND TO HOLD said property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, and its successors and assigns, free of equity of redemption, statutory right of redemption, homestead, dower and all other rights or exemptions of every kind; and, while this conveyance is made without individual convenants of the undersigned, the undersigned, insofar as he is able to do so, hereby transfers to Grantee all covenants of warranty in the Deed of Trust.

The proceeds of sale have been disbursed or credited as follows:

Foreclosure Reference and Title Update--$	350.00
Publication of Notice of Trustee's Sale-$	204.00
Trustee's Commission and Attorney's Fee and Expenses----------$	2,880.41
Accrued Interest----------$	43,772.99
Principal----------$	452,796.60
$	500,000.00

IN WITNESS WHEREOF, the undersigned, as Successor Trustee, has hereunto set his hand the day and date first above written.

William A Carson, II

WILLIAM A. CARSON, II
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared WILLIAM A. CARSON, II, Successor Trustee, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 27th day of June, 1986.

Janice M. Doyle
NOTARY PUBLIC

JANICE M. DOYLE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:

4-17-88

PROPERTY ADDRESS:

Owner's

MAIL TAX BILLS TO AND PARTY
RESPONSIBLE FOR PAYMENT OF TAXES:

Fidelity Service Corporation
P.O. Box 1387
Hickory, NC 28603

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 500,000.00

William A. Carson, II
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June 1986.

Deputy Register

cap:6-25-86:WAC/34:101

Situated in the County of Davidson, and State of Tennessee.

Tract I

Land in Davidson County, Tennessee, being Lot 5 of Rivergate Acres, Section Two of record in Plat Book 6250, page 206, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Southerly margin of a proposed collector street, and being 521.95' from the Easterly margin of Dickerson Pike as measured along the margin of said collector street the following calls; with a curve to the left having a radius of 602.96', and a long chord of 308.52', said chord having a bearing of N 89° 32' 57" E, a distance along the curve of 311.99' to a point; thence N 74° 43' 33" E, 781.51' to a point; thence with a curve to the left having a radius of 984.93', and a long chord of 277.87', said chord having a bearing of N 66° 37' 00" E, a distance along the curve of 278.80' to a point; thence N 58° 30' 26" E 46.64' to a point; thence leaving the street S 10° 23' 01" W 248.99' to a point; thence S 24° 05' 09" E 411.25' to a point, in the Northerly margin of a 50' access road; thence with margin of access road S 38° 39' 21" W 479.37' to a point, the Northeasterly corner of Hardaway Construction Co. property of record in Deed Book 4696, page 773, Register's Office for Davidson County, Tennessee; thence leaving said access road and with said Hardaway property the following calls: S 76° 43' 18" W 344.77' to a point; thence S 76° 24' 52" W 462.67' to a point; thence S 16° 27' 07" E 515.79' to a point in the Northerly margin of Interstate 65; thence leaving said Hardaway property and with said margin of the Interstate S 41° 59' 44" W 84.38' to a point in the center of Dry Creek; thence leaving the interstate and with the center of Dry Creek the following calls: N 54° 03' 08" W 41.38' to a point; thence N 60° 41' 05" W 214.13' to a point; thence N 25° 06' 12" W 68.76' to a point; thence N 04° 36' 50" E 51.13' to a point; thence N 32° 15' 06" W 221.42' to a point; thence N 40° 46' 47" W 414.70' to a point; thence N 52° 45' 04" W 104.35' to a point; thence N 33° 42' 04" W 108.75' to a point; thence N 01° 32' 51" E 46.48' to a point; thence leaving said creek N 32° 43' 44" E 538.73' to the point of beginning, containing 33.48 acres more or less.

Tract II

Land in Davidson County, Tennessee, being Lot 6 of Rivergate Acres, Section Two of record in Plat Book 6250, page 206, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of a proposed collector street, being 520.79' from the Easterly margin of Dickerson Pike as measured along the margin of said collector street; thence leaving street N 32° 43' 44" E 23.07' to a point; thence N 28° 22' 16" E 500.00' to a point; thence N 13° 39' 30" E 110.51' to a point; thence N 18° 07' 13" W 200.00' to a point in the Southerly line of Goodlettsville Heights, Section III of record in Plat Book 1833, page 98, Register's Office for Davidson County, Tennessee; thence with said Section of Goodlettsville Heights the following calls: S 89° 37' 13" E 544.30' to a point; thence S 88° 07' 00" E 535.19' to a point; thence S 88° 02' 39" E 231.22' to a point; thence leaving said line of

Exhibit A

Goodlettsville Heights S 10° 23' 01" W 450.42' to a point in the Northerly margin of said proposed collector street; thence with said street the following calls; S 58° 30' 26" W 100.44' to a point; thence with a curve to the right having a radius of 924.93', and a long chord of 260.94', said chord having a bearing of S 66° 37' 00" W, a distance along the curve of 261.81' to a point thence S 74° 43' 33" W 781.51' to a point; thence with a curve to the right having a radius of 542.96', and a long chord of 258.41' said bearing having a chord of N 88° 29' 31" W, a distance along the curve of 260.91' to the point beginning, containing 18.72 acres, more or less

Being the same real property conveyed to Rivergate Acres Partnership, A Tennessee General Partnership, between Fred N. Neely and Gary B. Wadkins by deed from Neely Mortgage Company, a Texas Corporation, of record in Book 6449, page 206, Register's Office for Davidson County, Tennessee.

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

50[illegible] • 0- [illegible]
130[illegible] [illegible]
.50 [illegible]
18.00 [illegible]
CHECK 1318.50-
1080A06/27/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15244

IDENTIFI REFERENCE

JUN 27 1 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264544