ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Dwayne Bailey Box 91, Franklin Road Franklin, TN 37064	Same	DEAS and KLEIN 308 Frances Street Goodlettsville, TN 37072

Map 82-8 Parcel 37 27W-1897

BOOK 6966 PAGE 749

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 25, 1984, of record in Book 6302, Page 696, SUSAN ANDERSON, unmarried, conveyed certain real property therein described to VICKY V. KLEIN, 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 July 31, 1986, and thereafter on August 7, 1986, and on August 14, 1986, which notice of sale advertised the sale of the property hereinafter described for Thursday, August 21, 1986, at 1:00 P.M.; and

WHEREAS, on Thursday, August 21, 1986, at 1:00 P.M., at the south door of the County Courthouse in Nashville, Davidson County, Tennessee, being the time and placed 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 Twenty-Six Thousand Forty-Nine and 50/100 Dollars ($26,049.50), from 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, VICKY V. KLEIN, Trustee, does hereby bargain, sell, transfer and convey unto DWAYNE W. BAILEY and wife, EDITH BAILEY, their successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being part of Lots 55 and 56 on the Plan of Stratton and Seymour's addition to Nashville of record in Book 57, Page 23, Register's Office for said County, to which plan reference is here made for a more complete description of said lots.

This is improved property known as 1002 Seymour Avenue, Nashville, Tennessee 37206.

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 VICKY V. KLEIN, as Trustee, do hereby transfer, assign and set over unto said DWAYNE W. BAILEY and wife, EDITH BAILEY, their 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 25th day of August, 1986.

VICKY V. KLEIN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Laurence A. Davis, a Notary Public in and for said County and State, the within named VICKY V. KLEIN, Trustee, the bargainor, 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 and official seal Goodlettsville, Tennessee, this 25th day of August, 1986.

Notary Public

My Commission Expires: 5/13/89.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $26,049.50.

AFFIANT

Sworn to and subscribed before me, this 25th day of August, 1986.

Notary Public

My Commission Expires: 5-13-89.

37.710

IDENTIFICATION REFERENCE

SEP 3 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6966 PAGE 752

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

26049.50- CAMT.
72.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 82.30-
7039A09/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3771 0

IDENTIFI REFERENCE

SEP 3 9 25 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 289956