This instrument prepared by: ROBERT F. SPANN, Attorney at Law
707 Nashville City Bank Building
Nashville, Tennessee 37201

Send tax bills to: James A. Powell
6775 Edmondson Pike
Brentwood, Tennessee 37027

Map 82-8, Parcel 104

TRUSTEE'S DEED

WHEREAS, under an Installment Deed dated October 21, 1978, and recorded in Book 5353, page 730, Register's Office for cavidson County, Tennessee, Larry J. Burge conveyed to William G. Wilkinson, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 2, 1986, and recorded in Book 6967, page 473, Register's Office for Davidson County, Tennessee, the lawful owner and holder of the indebtness described in and secured by the aforementioned Deed of Trust, nominated and appointed Robert F. Spann as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Robert F. Spann, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Robert F. Spann, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in The Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of September 11, 18, and 25, 1986, stating that on October 9, 1986, at 11:00 A. M. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are

expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Robert F. Spann, Substitute Trustee, offered said property for sale at public outcry and sold said property to James A. Powell for $32,947.54, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the reciept of which is hereby acknowledged, I, Robert F. Spann, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said James A. Powell (hereinafter referred to as Grantee), his successors and assigns, the following described property, to wit:

BEING a lot or parcel of land in the 27th Ward of the City of Nashville, Davidson County, Tennessee, described according to a survey made by Blanchard and Parrish, Surveyor, June 24, 1936, as follows:

c BEGINNING on the westerly margin of McFerrin Avenue at a point 100 feet north of the northerly margin of West Eastland Avenue, formerly Cleveland Street, or Chicamauga Avenue, said point being the northeast corner of Lot No. 1 on the Map of the Subdivision of the south portion of the Richmond property as of record in Book 974, page 19, Register's Office for said county; thence with the northerly line of Lots Nos. 1 and 3 westwardly 203 feet to the easterly line of lot No. 4, on said plan; thence with said line northwardly 30 feet to the northeast corner of said Lot No. 4, westwardly 2 feet; thence northwardly and parallel with the westerly margin of McFerrin Avenue 70 feet; thence eastwardly and parallel with the northerly line of Lots Nos. 1 and 3, 205 feet to the westerly margin of McFerrin Avenue; thence with said avenue southwardly 100 feet to the beginning.

BEING the same property conveyed to Ron C. Wilkerson and wife, Cheryl A. Wilkerson by deed from Victor N. Hobden and wife, Nancy C. Hobden, of record in Book 6632, page 961, Register's Office for Davidson County, Tennessee.

This is improved property known as 928 McFerrin Avenue, Nashville, Tennessee.

TO HAVE AND HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, their/his/her successors and assigns forever, but subject to said real estate taxes.

WITNESS my hand on this the 9th day of October, 1986.

Robert F. Spann

ROBERT F. SPANN, Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert F. Spann, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS by hand and official seal at Nashville, Tennessee, on this, the 9 day of October, 1986.

Delores Richardson
NOTARY PUBLIC

My Commission Expires:

5/13/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 32,947.57.

Robert F. Spann
AFFIANT

SUBSCRIBED and SWORN TO before me this 9 day of October, 1986.

Delores Richardson
NOTARY PUBLIC

My Commission Expires:

5/13/90

IDENTIFICATION REFERENCE

53227

OCT 15 4 00 PM '86

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7010 PAGE 588

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
			38947.54- CONT.	
			92.12 COSTAX	
			.50 PRFEE	
			9.00 MOCHD	
			COTX 101.62-	
			4659A10/15/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53227.

IDENTIFI REFERENCE

OCT 15 4 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00887