This Instrument Prepared By:
Kathi L. Padgett
WATKINS, McGUGIN, McNEILLY & ROWAN
18th Floor, First American Center
315 Deaderick Street, Box 110
Nashville, Tennessee 37238-0110

BOOK 7043 PAGE 843

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 1, 1985, recorded in Book 6601, page 734, Register's Office for Davidson County, Tennessee, James Clark Williamson, Unmarried, conveyed to Joseph A. Morris, Trustee, the real estate hereinafter described, to secure a Note dated July 1, 1985, in the amount of $73,250.00, payable to Morris Mortgage Corporation, a Georgia corporation as shown therein, said Deed of Trust having been assigned to Colwell Financial Corporation, together with the debt secured thereby evidenced by a Deed of Trust Note of even date, said Assignment of Deed of Trust being of record in Book 6617, page 561, Register's Office for Davidson County; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner, having substituted Kathi L. Padgett as Trustee in Joseph A. Morris' stead by instrument of record in Book 7021, page 404, of said Register's Office, called on said Kathi L. Padgett, Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee, therefore, pursuant to the authority vested in her as Trustee, and pursuant to the terms and provisions of said Deed of Trust, did advertise the property by publishing a Notice of Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on November 17, 1986, at the Nashville/ Davidson County Metropolitan Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to said Notice of Sale, the Trustee, at the

time and place set forth therein, offered the property for sale to the highest bidder for cash and sold said property to COLWELL FINANCIAL CORPORATION for the sum of $ 83,397.58, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto COLWELL FINANCIAL CORPORATION, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

BEING LOT 75-A, ZONE LOT DIVISION PERCY PRIEST WOODS, LOTS 75 AND 81, SECTION TWO, OF RECORD IN PLAT BOOK 6250, PAGE 307, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY DEED TO JAMES CLARK WILLIAMSON, UNMARRIED, WHICH INSTRUMENT IS OF RECORD IN BOOK 6601, PAGE 731, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said COLWELL FINANCIAL CORPORATION, their successors and assigns, in fee simple forever, in bar of the equity of redemption, homestead and dower, and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

AND THE TRUSTEE does hereby transfer, assign and set over to the said COLWELL FINANCIAL CORPORATION, their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as she is authorized to do as Substitute Trustee, subject to any exceptions noted herein and shown of record, but no further or otherwise.

WITNESS my hand this 17th day of November, 1986.

Kathi L. Padgett
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Kathi L. Padgett, Trustee, the bargainor, with whom I am personally acquainted or who presented sufficient evidence of her identity, and who acknowledged that she as such Trustee executed the within instrument for the purposes contained therein and no other.

WITNESS my hand and official seal at Nashville, Tennessee, this 17 day of November, 1986.

Melinda Bienstein
NOTARY PUBLIC

My Commission Expires:

March 8, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $83,397.58.

Kathi L. Padgett, Substitute Trustee
AFFIANT

Sworn to and subscribed before me this 17 day of November, 1986.

Melinda Bienstein
NOTARY PUBLIC

My Commission Expires:

March 8, 1989

BUYER:
Colwell Financial Corporation
Post Office Box 353
Louisville, KY 40201
(Tax Bills May Be Sent To The Above Address)

Map & Parcel No.: 108-16-58

NOV 19 9 54 AM '86
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

64640

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

RECEIVED OF _____

FOR _____

BOOK 7043 PAGE 846

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

03297.53- CAHT
233.52 CSTAX
.50 PRFEE
9.00 WDFEE
CHECK 243.02-
7570A1 11/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64640

IDENTIFICATION REFERENCE

Nov 19 9 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 13501