This Instrument Prepared By:
Hugh C. Howser, Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
V. Morris Williams, Jr.
c/o Ronald G. Gregory
7003 Chadwick Dr.
Brentwood, TN 37027

Map 173-1 Grou Parcel 218 through 239

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in a Deed of Trust, dated October 31, 1985 to James A. Charron, Trustee, executed by Yeargin Building Corp., as same appears of record in Trust Deed Book 6699, page 704, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said James A Charron, Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred; and

WHEREAS, the entire indebtedness secured by the above referenced instruments have matured and are past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instruments; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on October 30, 1986, and subsequent insertions appearing on November 6, 1986, and November 13, 1986, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on November 21, 1986, at 12:00 o'clock p.m., being the time, and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to V. Morris Williams, Jr. and for the sum of One Hundred Seventy-Five Thousand and No/100 ($175,000.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by V. Morris Williams, Jr., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, James A. Charron, as as Trustee, does hereby grant, bargain, sell and convey to the said V. Morris Williams, Jr., his heirs, successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> BEING Lots 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, and 44 on the Plan of Section V Monte Carlo, of record in Plat Book 6250, page 383, Register's Office for Davidson County, Tennessee, containing 6.78 acres, more or less, to which plan reference is made for a more complete description.
>
> BEING part of the same property conveyed to Yeargin Building Corp. by deed from V. Morris Williams, Jr. and wife, Kay O. Williams, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Section V, Monte Carlo Estates.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto V. Morris Williams, Jr., his heirs, successors and assigns, in fee simple forever, to whom the said James A. Charron, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, James A. Charron, as Trustee, has executed this instrument on the 31st day of December, 1986.

James A. Charron
JAMES A. CHARRON, TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James A. Charron, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 31st day of December, 1986.

Notary Public

My commission expires: 5/13/90

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $175,000.00.

James A. Charron
Affiant

Sworn to and subscribed before me, this 31st day of December 19 86

Notary Public

My commission expires: 5/13/90

79326

IDENTIFICATION REFERENCE

JAN 2 10 43 AM '87

FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 996

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

175[illegible].3- CAMT.
490.00 CSTAX
.50 PRFEE
0.00 MOR T
CHECK 490.50-
ADDITIONAL SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79326

IDENTIFICATION REFERENCE

JAN 2 10 43 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No29864