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

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated March 11, 1986, recorded in Book 6802, page 941, Register's Office for Davidson County, Tennessee, Gary A. Krabaucher, Unmarried, conveyed to Edward Seddon, Trustee, the real estate hereinafter described, to secure a Note dated March 11, 1986, in the amount of $83,900.00, payable to Colwell Financial Corporation, a Texas corporation as shown therein, said Deed of Trust having been assigned to the Federal Home Loan Mortgage 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 7084, page 792, 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 Edward Seddon's stead by instrument of record in Book 7084, page 791, of said Register's Office, called on said Kathi L. Padgett, Substitute 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 January 26, 1987, 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, statutory 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.

87512
IDENTIFICATION REFERENCE
JAN 27 1 07 PM '87
FILED & RECORDED
DAVIDSON COUNTY, TN
RUSH

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 Fairfield-Southern Capital Management, Inc. for the sum of $ 60,000.00, 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 Fairfield-Southern Capital Management Inc. their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

BEING LOT NUMBER 202 ON THE PLAN OF SECTION TWO, EDGE-O-LAKE ESTATES, OF RECORD IN PLAT BOOK 3600, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 202 FRONTS 80.0 FEET ON THE SOUTHEASTERLY MARGIN OF BELL ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 158.07 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED BY DEED TO GARY A. KRABAUCHER, UNMARRIED, WHICH INSTRUMENT IS OF RECORD IN BOOK 6802, PAGE 938, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Fairfield-Southern Capital Management, Inc., 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 Fairfield-Southern Capital Management, Inc., 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 27th day of January, 1987.

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 acquanted or who presented sufficient evidence of her identity, and who acknowledged that she as such Trustee executed the within instrument for the purpose contained therein and no other.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of JAN., 1987.

Sylvia L. Roper
NOTARY PUBLIC

My Commission Expires:

Sept. 9, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $60,000.00.

Kathi L. Padgett, Trustee
AFFIANT

Sworn to and subscribed before me this 27th day of January, 1987.

Sylvia L. Roper
NOTARY PUBLIC

My Commission Expires:

Sept. 9, 1989

BUYER: Fairfield-Southern
Capital Management, Inc.
8201 Devens Drive
Brentwood, TN 37027
(Tax Bills May Be Sent To The Above Address)

Map & Parcel No.: 149-04-18

Field Book No.: ZD-36990

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

RECEIVED OF _____

FOR _____

BOOK 7118 PAGE 547

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

GE [illegible] 1.00-
160.00 RSTAX
.50 PRFE
5.00 [illegible]
CHE [illegible] 177.50-
3490301/27707 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87 5 1 2

IDENTIFICATION REFERENCE

JAN 27 1 07 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 39006