This instrument prepared by:
William B. Drescher
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows:	Name and Address of Mortgagee:	Map Parcel No.:
Joe H. Corley 1503 Winding Way Nashville, TN	None	160

TRUSTEE'S DEED

This instrument made and entered into on this the 12th day of May, 1987, by and between William B. Drescher, Trustee (hereinafter referred to as "Trustee"), and Joe H. Corley.

WHEREAS, by Deed of Trust dated the 2nd day of July, 1985, of record in Book 6599, page 16, Register's Office for Davidson County, Tennessee, A.C.E., Inc. conveyed to William B. Drescher, Trustee, the hereinafter described real estate, to secure payment to Joe H. Corley of a Note dated July 2, 1985, in the original principal amount of One Hundred Sixty Thousand Dollars ($160,000.00); and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and fifteen (15) days notice was given of such default to A.C.E., Inc., in the manner required by the terms of said Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 o'clock noon on March 6, 1987, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper

on February 12, 19, and 26, 1987, and sent a copy of such notice to John Skarda for A.C.E., Inc., Walden Lakes Partnership, and other parties having an interest in the land as shown by the public records, and following such notice the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Joe H. Corley, at the price of One Hundred Sixty-Five Thousand Four Hundred Twelve and 07/100 Dollars ($165,412.07), this being the highest, last and best bid.

NOW, THEREFORE, I, William B. Drescher, Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Sixty-Five Thousand Four Hundred Twelve and 07/100 Dollars ($165,412.07), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Joe H. Corley, his heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee and being Lot No. 20 on the plan of the Douglas-Levine subdivision of record in Book 547, page 44, Register's Office for Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated June 12, 1985 and known as Job No. 85-247 as follows:
>
> Beginning at an iron pin set on the northerly margin of Madison Street, said point of beginning being 100.71' more or less westerly from the westerly margin of Douglas Street, thence with the northerly margin of the said Madison Street N 86 deg. 05 min. 03 sec. W, 100.71' to an existing iron pin; thence leaving the said margin and with the common line of Lots 20 and 21 of the said subdivision N 12 deg. 00 min. 00 sec. E 333.55' to an iron pin; thence leaving Lot 21 S 78 deg. 17 min. 07 sec. E 100.00' to an iron; thence with the line of Lot 19 of the said subdivision S 12 deg. 03 min. 07 sec. W 319.88' to the point of beginning, containing 32622.9 square feet more or less (0.749Ac.).

Being the same property conveyed to A.C.E., Inc. by deed of record in Book 6599, page 13, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the equity of redemption, all rights of redemption, statutory or otherwise (including without limitation the rights of redemption contained in Tennessee Code Annotated Section 66-8-101 et seq.) homestead, dower and marital rights and other rights or exemptions as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(9) Any redemption or other rights not waived in the Deed of Trust.

WITNESS the signature of the Trustee on this the day and date first above written.

William B. Drescher, Trustee
WILLIAM B. DRESCHER, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Laumeyer, a Notary Public of the State and County aforesaid, personally appeared WILLIAM B. DRESCHER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 13th day of March, 1987.

Denise M. Laumeyer
Notary Public

My commission expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Hundred Sixty Five Thousand Four Hundred Twelve and 07/100 Dollars ($165,412.07).

William B. Drescher
Affiant

Subscribed and sworn to before me this the 13th day of March, 1987.

Denise M. Laumeyer
Notary Public

My commission expires: 3/8/89

IDENTIFICATION REFERENCE

0 5 8 7 6

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN.
MAR 19 2 42 PM '87

5037W/3-12-87

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

RECEIVED OF _____

FOR _____

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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

1654[illegible].07- PMT
463.[illegible] STAX
.50 PRFEE
12.00 MOTX
CHECK 475.62-
4003[illegible]/19/87 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 5 8 7 6

IDENTIFICATION REFERENCE

MAR 19 2 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59140