THIS INSTRUMENT PREPARED BY:

Ted A. Burkhalter, Attorney
110 29th Avenue North
Nashville, TN 37203

SUCCESSOR TRUSTEE'S DEED

Address New Owner (s) As Follows	Send Tax Bills To	Map-Parcel Numbers
Stepjon Properties	Same as Owner	105-09-407
1707 Southwind Drive	Mortgage Holder: Credithrift of America, Inc. #2	
Nashville, TN 37217	Hermitage, TN	

WHEREAS, by Deed of Trust dated May 28, 1982, and recorded in Book 5892, page 975, Register's Office for Davidson County, Tennessee, Phil Speer and wife Judi Speer, conveyed to Wilkins & Adams, Atty, Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustee by instrument recorded in Book 7184, page 43, said Register's Office; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 23rd day of April, 1987, at the Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale as public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Stepjon Properties, a Tennessee partnership composed of Johnny L. Jones and Douglas P. Vandenberg, being the highest and best bidders became the purchasers of said property at and for the sum of Forty Eight Thousand Six Hundred Eighty Four and NO/100 Dollars ($48,684.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Ted A. Burkhalter, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Stepjon Properties, 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:

LAND in Davidson County, Tennessee, being the westerly part of Lot No. 42 on the plan of Waverly Place, of record in Book 57, page 95, Register's Office for said County.

SAID property fronts 55.6 feet on the northerly margin of Arthington Street, now known as Benton Avenue, and extends back 222.5 feet, more or less, on the easterly line and 218 feet on the westerly line to an alley, upon which it measures 62.7 feet.

BEING the same property conveyed to Al Cochran, etax by deed of record in Book 6572, page 338, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (1) a vendor's lien of record in Book 5470, page 152, Register's Office for said County, (2) all unpaid taxes and to all other restrictions, easements, and encumbrances of record.

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 Stepjon Properties, in fee simple forever, to whom the said Ted A. Burkhalter, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Ted A. Burkhalter as Successor Trustee, has caused this instrument to be executed this the 23 day of April, 1987.

3876.

Ted A. Burkhalter
Successor Trustee

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Ted A. Burkhalter, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 23rd day of April, 1987.

Kathleen V. Lowery
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires:

July 18, 1987

STATE OF Tennessee)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $48,684.00.

Affiant

Subscribed and sworn to before me this 23rd day of April, 1987.

Kathleen V. Lowery
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

My Commission Expires:

July 18, 1987

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 25

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
			48604.00-	PAID
			136.35	CASH
			.50	PAID
			2.00	CHK
				CHECK 138.85
			1985AUG22 07	PAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3876.5

IDENTIFI REFERENCE

JUN 22 [illegible] 87

[illegible]

No. 96227