Instrument Prepared By: BASS AND BASS, Attorneys, Nashville, TN

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D E E D

Name & Address of Owner:	Send Tax Notices:	Map-Parcel Number
Donald M. Smith 4713 Log Cabin Road Nashville, TN 37206	Same	83-14-366

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $36,000.00.

James D. Bass
AFFIANT

Sworn to and subscribed before me this 30th day of July, 1987.

James L Bass
NOTARY PUBLIC

My Commission Expires: Jan 13, 1990.

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WHEREAS, default was made in the terms, conditions and payments made and provided for in the Deed of Trust dated March 25, 1986, executed by Patricia Nichols and John W. Fleming, Jr. to James D. Bass, Trustee, which is recorded in Book 6812, Page 124, Register's Office for Davidson County, Tennessee; the entire indebtedness having been declared due and payable and payment not having been made as demanded; and having been requested so to do by the lawful holder and owner of the indebtedness secured by the said Deed of Trust, I, James D. Bass, caused said real estate to be advertised in accordance with the provisions of the said Deed of Trust, advertising that said property would be sold on July 30, 1987, at 12:00 o'clock noon (local time) at the South Door of the Courthouse of Davidson County in Nashville, Tennessee, to the highest, best and last bidder for cash, in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind and character all of which were expressly waived in said Deed of Trust, but subject to any taxes that might be a lien against the property and any prior deeds of trusts and at the time and place stated in the advertisement, I, James D. Bass, Trustee, personally appeared and offered said property for sale

at public outcry, and the highest, best and last bid received was the sum of Thirty Six Thousand and No/100 Dollars ($36,000.00), by Donald M. Smith and wife, Janette H. Smith, and said property was knocked off and sold to said Donald M. Smith and wife, Janette H. Smith, for said sum.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of One and No/100 Dollar ($1.00), paid by Donald M. Smith and wife, Janette H. Smith, and crediting the above aforesaid sum on the indebtedness secured by said Deed of Trust, I, James D. Bass, Trustee, have this day bargained and sold and by these presents do transfer and convey unto Donald M. Smith and wife, Janette H. Smith, their heirs and assigns, a certain tract or parcel of land located and and situated in Davidson County, Tennessee, described as follows, to-wit:

BEING the westerly 30 feet of Lot No. 95 and the easterly 20 feet of Lot No. 96 in the Subdivision of Priest Home Place, a plan of which is not of record according to an unregistered plan, said parts of said lots 95 and 96 front together 50 feet on the northerly side of Russell Street and run back between parallel lines 160 feet to an alley.

Being the property vested in Patricia Nichols and John W. Fleming, Jr., by deed from Calvin Lawless and wife, BlancheLawless, of record in Book 6812, Page 121, Register's Office for Davidson County, Tennessee.

This is improved property located at 1703 Russell Street, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Donald M. Smith and wife, Janette H. Smith, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said real estate as Trustee only, by the terms of the above mentioned deed of trust; have a good right to sell and convey; and the same is unencumbered, except for any and all taxes that may be a lien against the property.

I FURTHER COVENANT and bind myself, my successors and assigns, to warrant and forever defend the title to the said real estate to Donald M. Smith and wife, Janette H. Smith, their heirs and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

WITNESS MY HAND on this the 30th day of July, 1987.

James D. Bass
JAMES D. BASS
Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, James D. Bass, Trustee, 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 purposes therein contained.

WITNESS MY HAND and official seal at Offices, Davidson County, Tennessee, on this the 30th day of July, 1987.

James L. Bass
Notary Public

My commission expires: Jan 13, 1990

RUSH

Jul 30 12 34 PM '87

IDENTIFICATION REFERENCE

50894

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

360[illegible].00- CAPIT.
10[illegible].80 CSTAX
.50 PRFEE
9.00 MISC
CHECK 110.30-
5B73A07730767 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50894

IDENTIFI REFERENCE

JUL 30 12 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109916