THIS INSTRUMENT PREPARED BY:
FOLEY & WEISS, ATTORNEYS
Suite 500, One Church Street Building
Nashville, Tennessee 37201

FILE IN BOX #4

Map-Parcel No.: 83-10-321
Field Book No.: 23W-07118

T R U S T E E ' S D E E D

WHEREAS, by Installment Deed dated July 27, 1982, of record in Book 5980, Page 739, Register's Office for Davidson County, Tennessee (the "Deed"), PHILIP J. PRICE and Wife, JOANNE I. PRICE, conveyed to PETER WEISS, Trustee, the hereinafter described real estate (the "Property"), to secure an indebtedness evidenced by a promissory note of even date therewith, which note is fully described in said Deed (the "Note"); and,

WHEREAS, default having occurred both in the payment of said Note and in the terms and conditions of said Deed, therefore, the lawful owner and holder of the indebtedness thereof declared the entire indebtedness due and owing; and,

WHEREAS, the lawful owner and holder of the indebtedness directed PETER WEISS, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, the Trustee did advertise the Property for sale as provided in the Deed and Note, and the Property was advertised to be sold at 10:30 o'clock, A.M., on Friday, September 25, 1987, at the South door of the Courthouse in Davidson County, Tennessee, at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, all of which were expressly waived in said Deed, said advertisement of the Trustee's sale being duly published in the Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, on September 3, 1987, September 10, 1987, and on September 17, 1987; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to ED M. CULVER at and for the sum of Twenty-Nine Thousand Forty-Six and 96/100 ($29,046.96) Dollars, that being the highest and best bid offered; 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 the sale, the balance being applied upon said indebtedness for which property was sold.

NOW THEREFORE, in consideration of the premises and the payment by ED M. CULVER of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, PETER WEISS, Trustee, does hereby grant, bargain, sell and convey to the said ED M. CULVER, his heirs and assigns, in fee simple forever,

the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

BEING parts of Lots Nos. 38 and 39 on the Plan of Richardson Place Subdivision, as of record in Book 547, Page 135, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Woodland, formerly Plum Street, at the Northeast corner of the property conveyed to John T. Layne by Deed from Joseph L. Colorigh and wife, of record in Book 1489, Page 327, said Register's Office; thence, with Layne's easterly line, southwestwardly 190 feet, more or less, to his Southeast corner; thence, westwardly 64 feet to the line between Lots Nos. 37 and 38; thence, with the line between Lots Nos. 37, 38, 12 and 39, southwardly 247 feet to the Northwest corner of Lot No. 13; thence, with the northerly line of Lots Nos. 13 and 14, eastwardly 104 feet to the Southwest corner of the property conveyed to Ellis D. Heath and wife, by Deed from William B. Henderson and wife, of record in Book 1368, Page 92, said Register's Office; thence, with Heath's westerly line northwardly 75 feet to his Northwest corner; thence, with his northerly line eastwardly 200 feet to the westerly margin of South 19th Street; thence, with the westerly margin of South 19th Street and the westerly line of Lot No. 40, northwardly 352 feet to the southerly line of the Richardson 10-1/4 acre tract; thence, with the southerly line of said tract and the southerly margin of Woodland Street westwardly 205 feet to the beginning.

BEING the same property conveyed to Philip J. Price and wife, Joanne I. Price, by Deed from E. M. Culver of record in Book 5980, Page 739, Register's Office for Davidson County, Tennessee.

THIS is unimproved property known as 1810 Woodland Street, Nashville, Tennessee.

This conveyance is expressly subject to any unpaid taxes and/or liens on said property, which liens, if any, may have priority over this conveyance and all restrictions and easements of record.

TO HAVE AND TO HOLD said Property, together with the appurtenances, estate, title and interest thereto belonging to ED M. CULVER, his heirs and assigns; and PETER WEISS, Trustee, does hereby transfer, assign and set over to ED M. CULVER, all of his right, title and interest in said Property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, said PETER WEISS, Trustee, has executed this instrument on this the 25th day of September, 1987.

TRUSTEE

PETER WEISS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of September, 1987, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared PETER WEISS, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument as Trustee, and acknowledged that he, being authorized so to do, executed said instrument in his capacity as Trustee for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of September, 1987.

My Commission Expires: 2/19/88

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS OF NEW OWNER :

MR. ED M. CULVER
c/o GOLD KEY REALTORS
2206 Franklin Road
Nashville, Tennessee 37204

SEND TAX BILLS TO : MORTGAGEE: NONE
"OWNER"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,046.96.

Affiant

Subscribed and sworn to before me this the 25th day of September, 1987.

My Commission Expires: 2/19/88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

IDENTIFICATION REFERENCE

6 9 1 9 7

SEP 28 11 53 AM '87

DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7364 PAGE 70

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

29046.96 CAMT.
81.20 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 90.70-
7168A09/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 1 9 7

IDENTIFICATION REFERENCE

SEP 28 11 53 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 20740