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 December 31, 1986, recorded in Book 7104, page 844, and recorded on January 13, 1987, Register's Office for Davidson County, Tennessee, Kenneth W. Meroney, Unmarried, conveyed to Edward Seddon, Trustee, the real estate hereinafter described, to secure a Note dated December 31, 1986, in the amount of $77,850.00, payable to Colwell Financial Corporation, a Texas corporation as shown therein; 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 7367, page 653, 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 October 19, 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.

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

COLWELL FINANCIAL CORPORATION, for the sum of $84,337.36, 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 Colwell Financial Corporation, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

> BEING Lot #13 on the Plan of Section One of Greenwood Hills of record in Plat Book 3106, page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Kenneth W. Meroney, unmarried, by deed from Wayne Stayton, unmarried, of record in Book 7104, page 841, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Colwell Financial Corporation, their successors and assigns, in fee simple forever, in bar of the equity of redemption, statutory redemption, homestead, 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 Colwell Financial Corporation, 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 19th day of October, 1987.

Kathi L. Padgett, Trustee
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 acquainted 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 19th day of October, 1987.

Laura L. Padgett
NOTARY PUBLIC

My Commission Expires: 3-11-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $84,337.36.

Kathi L. Padgett, Trustee
AFFIANT

Sworn to and subscribed before me this 19th day of October, 1987.

Laura L. Padgett
NOTARY PUBLIC

My Commission Expires: 3-11-91

BUYER: Colwell Financial Corporation
P.O. Box 353
Louisville, KY 40201
(Tax Bills May Be Sent To The Above Address)

Map & Parcel No.: 133-16-0 150.000

Field Book No.: 05DU08160

IDENTIFI REFERENCE

7520

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7381 PAGE 806

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			84337.36- CONT.	
			236.04 CSTAX	
			.50 PRFEE	
			9.00 WDFEE	
			CHECK 245.54-	
4199A	10/19/87		CAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.2.6.5.

IDENTIFICATION REFERENCE

OCT 19 2 05 PM '87

FELIX Z. WILSON, II
REGISTER OF
DAVIDSON COUNTY, TN

No. 27612