This instrument prepared by:
Roy C. DeSha, Jr., Attorney
Suite 1502 Parkway Towers
404 James Robertson Parkway
Nashville, TN 37219

Owner &
Send Tax Bills To:
59-14
P-0884U
Andrew W. Regg, Jr., etal
371 Cumberland Hills Dr.
Madison, Tn. 37115

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated February 15, 1985, executed by Jim Carl Simmons and wife, Joan Simmons, to Roy C. DeSha, Jr., Trustee, and of record in Book 6496, Page 617, Register's Office for Davidson County, Tennessee, the said Jim Carl Simmons and wife, Joan Simmons, conveyed to the said Trustee the there within described real property to secure the payment of the indebtednesses described therein to Heights Finance Corporation and its successor in interest, USA Financial Services, Inc., and

WHEREAS, default was made in the payment of said indebtednesses and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, for four (4) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:30 a.m., on December 4, 1987, at the south door of the Courthouse in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $24,500.00, cash, said offer and bid having been made by Charles E. Binkley and Andrew Regg, Jr.,;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Trustee, have bargained and sold and by these presents do transfer and convey to the said Charles E. Binkley and Andrew Regg, Jr., their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> Being Lot No. 26 on the plan of Haynes Manor Subdivision, Section 1, of record in Book 3600, Page 85, Register's Office for said County, as follows:

Said Lot No. 26 fronts 59.5 feet on the southeasterly margin of Ringgold Drive and runs back between lines measuring 135.4 feet on the southwesterly line and 142.8 feet on the northeasterly line to a broken line in the rear, measuring 85 feet thereon.

Being the same property conveyed by Jim Carl Simmons and wife, Joanna H. Simmons by deed to Zora Bates, as recorded in Book 6867, Page 866, Register's Office of Davidson County, Tennessee, wherein the said Jim Carl Simmons and Joanna H. Simmons reserved a life estate.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Charles E. Binkley and Andrew Regg, Jr., their successors and assigns forever.

This conveyance is made by me as Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 4th day of December, 1987.

Roy C. DeSha, Jr., Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of December, 1987.

Notary Public, State of Tennessee
My Commission Expires: 4-17-88

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $24,500.00.

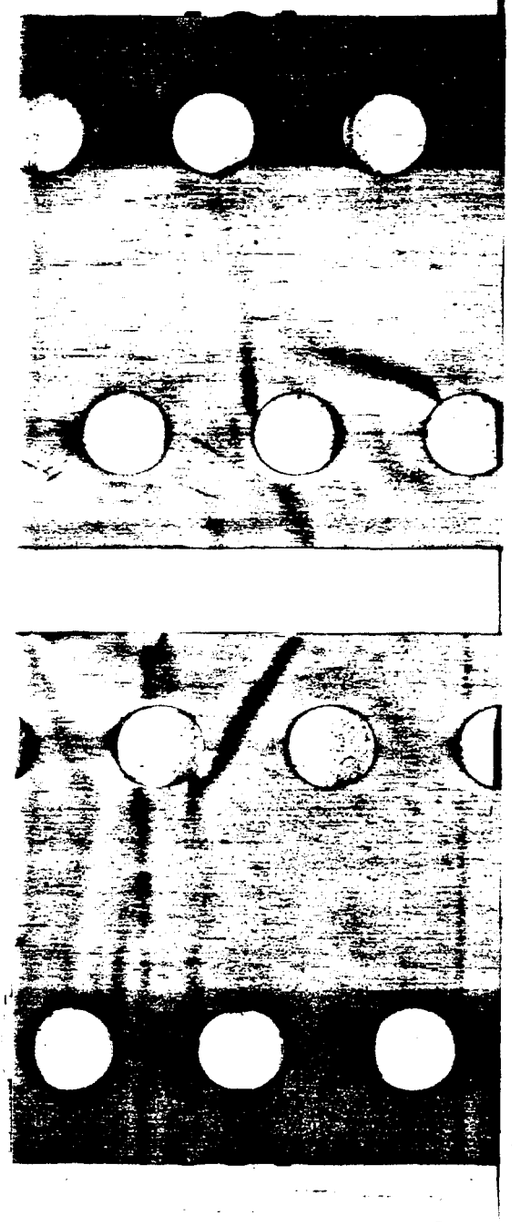
Affiant

Subscribed and sworn to before me this 4th day of December, 1987.

Notary Public, State of Tennessee
My Commission Expires:

87 7.9 7.8
IDENT REFERENCE
DEC 3 02 PM '87
FELIX A. WILSON JR. REG.
DAVIDSON COUNTY, TN

Attest
Deputy Register



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7419 PAGE 169

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
			24500.00-	CAMT.
			66.60	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	75.10-
8966A	12/04/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 9 7 8

IDENTIFICATION REFERENCE

Dec 4 3 00 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42014