THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
ATTORNEY AT LAW
905 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

J T Murphree
Affiant

Subscribed and sworn to before me this 27th day of January, 1988.

James A Carney
NOTARY PUBLIC
COMMISSION EXPIRES: 11-10-91

0057.0

IDENTIFICATION REFERENCE

JAN 27 10 22 AM '88

DAVIDSON COUNTY, TN

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
J. T. Murphree, et ux Route 1 Chapmansboro, TN 37035	SAME	map 61-16.24

TRUSTEE'S DEED

WHEREAS, by Installment Deed by J. T. Murphree and wife, Winifred Murphree, to Jerry Kilgore and wife, Debra Kilgore, of record in Book 6385, page 128, Register's Office for Davidson County, Tennessee, in which said Installment Deed Jerry Kilgore and wife, Debra Kilgore, jointed and conveyed the hereinafter described property to E. A. Carney, Trustee, to secure a promissory note described in said Installment Deed; and,

WHEREAS, default was made in the payment and conditions of said note and the owner and holder of said note instructed the said E. A. Carney, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and,

WHEREAS, the said E. A. Carney, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the south door of the Courthouse in Nashville, Davidson County, Tennessee on Tuesday, December 29, 1987 at 12:oo o'clock Noon; and,

WHEREAS, at the time and place stated in said advertisement the said E. A. Carney, Trustee, offered the property hereinafter described for sale to the highest and best bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment

Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and,

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, E. A. Carney, Trustee, offered for sale and sold said property to J. T. Murphree for $46,000.00, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION OF THE SUM OF Forty Six Thousand ---------- And No/00 ---------- ($46,000.00) Dollars, including cash in hand paid and the assumption of the balance due on a vendors lien of record in Book 6349, page 330, said Register's Office, the receipt of which is hereby acknowledged, I, E. A. Carney, Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said J. T. Murphree and wife, Winifred Murphree, their heirs and assigns, the following described real property in Davidson County, Tennessee, as follows:

> Being the northerly 60 feet of the southerly 120 feet of Lots Nos. 40 & 42 on the Map of Kennedy & Graves Subdivision of Blocks C & D of Monte Vista, of record in Book 843, page 14, Register's Office for Davidson County, Tennessee.
>
> Said parts of said lots adjoin and front together 60 feet on the easterly side of Kennedy Avenue and run back between parallel lines 226.2 feet to a dead line.
>
> Being the same property conveyed to Jerry Kilgore and wife, Debra Kilgore, of record in Book 6385, page 128, said Register's Office.

THIS IS IMPROVED PROPERTY, known as 4010 Kennedy Avenue, Nashville, TN 37216

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said grantees any and all warranties held by me as Trustee, but not otherwise.

WITNESS my hand on this the 5th day of January, 1988.

E. A. Carney, Trustee

E. A. CARNEY, Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

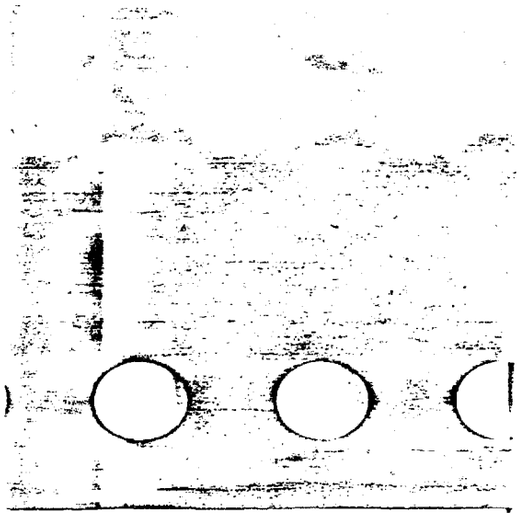
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, E. A. Carney, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument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

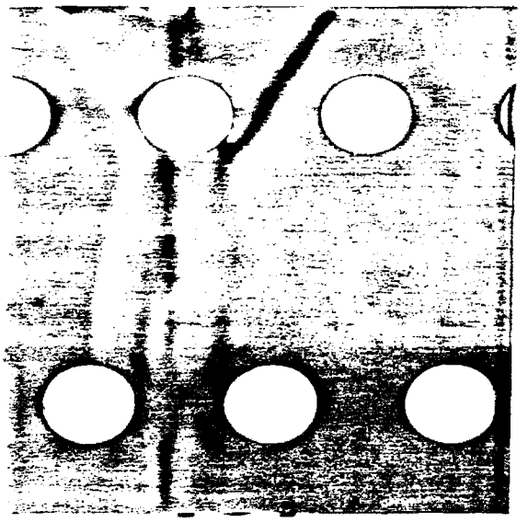
Witness my hand and official seal at Nashville, Tennessee, this 5th day of January, 1988.

James R Carney
NOTARY PUBLIC

COMMISSION EXPIRES: 11-10-91







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7457 PAGE 141

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	46000.00
CON TX	128.80
[illegible]	0.50
[illegible]	9.00
TOTAL	138.30
CHECK	138.30

01/27/98 01 10:24 0001 1772

0057.0

IDENTIFICATION REFERENCE

JAN 27 10 22 AM '98

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

No. 56675