Name and address of new owner:	Send tax bills:	Prepared by:
Winfrey-Powell Properties 1600 Emerald Drive Nashville, TN 37218	National Mortgage Co. 4041 Knight Arnold Rd. Memphis, TN 38118	D.W. McMackin P.O. Box 2758 Nashville, TN 37219-2758

3DZ61530
96-15-18

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 31, 1987 and recorded in Book 7313, page 577, Register's Office, Davidson County, Tennessee, Eva Sue DelPapa, unmarried, conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated December 21, 1987, and recorded in Book 7442, page 710, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give twenty days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 7, 14 and 21, 1988, stating that on January 29, 1988, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 5186, page 20, Register's Office, Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to WINFREY-POWELL PROPERTIES, a Tennessee general partnership comprised of Burnice Winfrey and Jeffrey Powell, for $16,200.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said WINFREY-POWELL PROPERTIES, a Tennessee general partnership comprised of Burnice Winfrey and Jeffrey Powell (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Hickory Bend, Section 3, as of record in Book 3600, page 42, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 25 fronts 75.00 feet on the northerly margin of Boulder Park Drive and extends back 405.00 feet more or less on the easterly line and 335.00 feet more or less on the westerly line to the center of McCrory Creek; passing a witness line at 350.00 feet on the easterly line and 280.00 feet on the westerly line and measuring 102.60 feet along said witness line.
>
> Being the same property conveyed to Eva Sue DelPapa by deed from James Edward Burkhart and wife, Sylvia J. Burkhart, of record in Book 5459, page 717, said Register's Office, and by deed from Lawrence J. DelPapa of record in Book 6700, page 36, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 3106 Boulder Park Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 29th day of January, 1988.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 29th day of January, 1988.

Joan Catherine Sillard
Notary Public

My Commission Expires: 11/10/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $49,400.00.

Jeffrey O. Powell
Affiant

Subscribed and sworn before me, this 29th day of January, 1988

[illegible]
Notary Public

My Commission Expires: 1/9/91

0142U

IDENTIFICATION REFERENCE

JAN 29 3 55 PM '88

DAVIDSON COUNTY, TN

2729 01/29 0101 03CHECK 147.82

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7459 PAGE 500

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

CAMT 49400.00
CON TX 138.32
PRFEE 0.50
WDEED 9.00
TOTAL 147.82
CHECK 147.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/29/88 01 15:59 0001 2729

01420

IDENTIFICATION REFERENCE

JAN 29 3 56 PM '88

DAVIDSON COUNTY, TN

No. 57614