PREPARED BY:

Edward T. Kindall
533 Stahlman Building
Nashville, TN 37201

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Address of New Owner:	Send Tax Bills To:	Map and Parcel No:
Albert Bender	Same	Map 92-6
912 Battlefield Dr.		Parcel 441
Nashville, TN 37204		11W31735

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Installment Deed dated June 20, 1987, executed by Franklin Wade, unmarried, to Bob Heirman, Trustee, which is recorded in Book 7275, page 863, Register's Office for Davidson County, Tennessee; and

WHEREAS, Albert Bender and wife Lena, the owners and holders of the indebtedness secured by said Installment Deed of record in Book 7275, page 863, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Edward T. Kindall as Substitue Trustee by an instrument of record in Book 7395, page 971, Register's Office for Davidson County, Tennessee; and

WHEREAS, I Edward T. Kindall Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon on 29th, day of December 1987, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I Edward T. Kindall, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Ten Thousand Dallars ($ 10,000.00) by Albert Bender and wife Lena (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Ten Thousand Dollars ($ 10,000.00) cash in hand paid by the Grantee, I Edward T. Kindall, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 7 on the Map of Lenacourt, as of record in Book 1835, page 8, Register's Office for said County.

Said Lot No. 7 fronts 42 feet on the east side of Lena Street and runs back between parallel lines 120 feet to the west margin of 27th Avenue North, which is not open.

Being the same property conveyed to Albert Bender and wife, Lena Bender, by deed from Sadie F. Bender Collier, a widow, of record in Book 6366, page 991, Register's Office of Davidson County, Tennessee.

Said property is known as 802 Lena St. , Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the sme and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigne, to warrant and forever defend the title to said real estate to the grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further of otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

Witness my hand this 5th day of February, 1988.

Edward T. Kindall
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Edward T. Kindall, with whom I am personally acquainted, and who acknowledged that he as substitute trustee executed the within instrument for the purposes therein contained.

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

EDWARD T. KINDALL NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: Oct 24, 1988

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10,000 .

E. L. D. Kidd
Affiant

Subscribed and sworn do before me on this 5th day of Feb , 1988 .

Notary Public

My Commission Expires: Oct 24, 1988

NOTARY PUBLIC DAVIDSON COUNTY

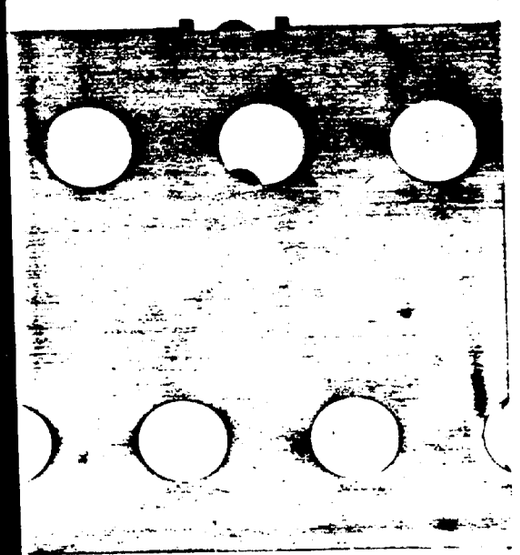
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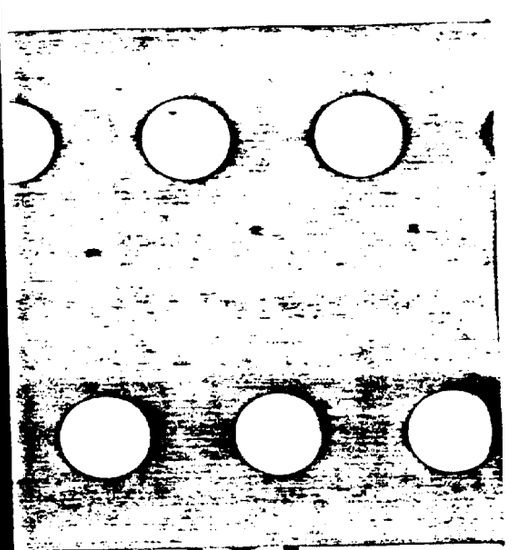
IDENTIFICATION REFERENCE

FEB 5 11 30 AM '88

DAVIDSON COUNTY, TN

4630 02/05 0101 03CHECK 37.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 10000.00
CON TX 28.00
PRFEE 0.50
MDEED 9.00
TOTAL 37.50
CHECK 37.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02705788 01 11132 0001 4630

03055

IDENTIFICATION REFERENCE

FEB 5 11 30 AM '88

DAVIDSON COUNTY, TN

No. 59474