Name and address of new owner:

Lebanon Bank
420 Mt. Juliet Road
Mt. Juliet, TN 37122

Send tax bills to: Same

Prepared by:

D.W. McMackin
McMackin, Garfinkle & McLemore
219 Fifth Avenue North
Nashville, TN 37219

Mail

33-16-7r
11 D 41682

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 16, 1983, and recorded in Book 6078, page 824, Register's Office, Davidson County, Tennessee, Stephen R. Joselyn and wife, Phyllis E. Joselyn, and Ruffner Simmons and wife, Elsie G. Simmons, and Gary Nelson and wife, Robbie Jean Nelson, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the herein mentioned indebtedness; and

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WHEREAS, by instrument dated November 4, 1987, and recorded in Book 7415, page 18, 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 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 21 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 December 17, 24 and 31, 1987, stating that on January 8, 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 equity of redemption, homestead, dower, and all other exemptions which are expressely waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; 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 Lebanon Bank, for $70,720.00, 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 Lebanon Bank, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 53 on the plan of Section 1, Primrose Meadows, of record in Book 4675, page 18, Register's Office for said County.
>
> Said Lot No. 53 fronts 65.0 feet on the westerly margin of Macfie Drive and extends back 188.45 feet on the northerly line and 159.87 feet on the southerly line to a broken line in the rear, measuring 98.15 feet thereon.
>
> Being the same property conveyed to Gary Nelson by deed from Edwin A. Phelps and wife, Lois M. Phelps, of record in Book 6015, page 973, Register's Office, Davidson County, Tennessee, by deed from Ruffner Simmons and wife, Elsie G. Simmons, of record in Book 6208, page 454, and by deed from Stephen R. Joselyn, of record in Book 7030, page 815, said Register's Office.
>
> This is improved property located at 213-215 Macfie Drive, Nashville, TN 37115.

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 real estate taxes.

WITNESS my hand on this 8th 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 8th day of January, 1988.

Joan Catherine Stillard
Notary Public

My commission expires:

11/10/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7464 PAGE 539

The actual consideration or value, whichever is greater, for this transfer is $70,720.00.

Affiant

Subscribed and sworn to before me, this 8th day of January, 1988.

Notary Public

My commission expires:

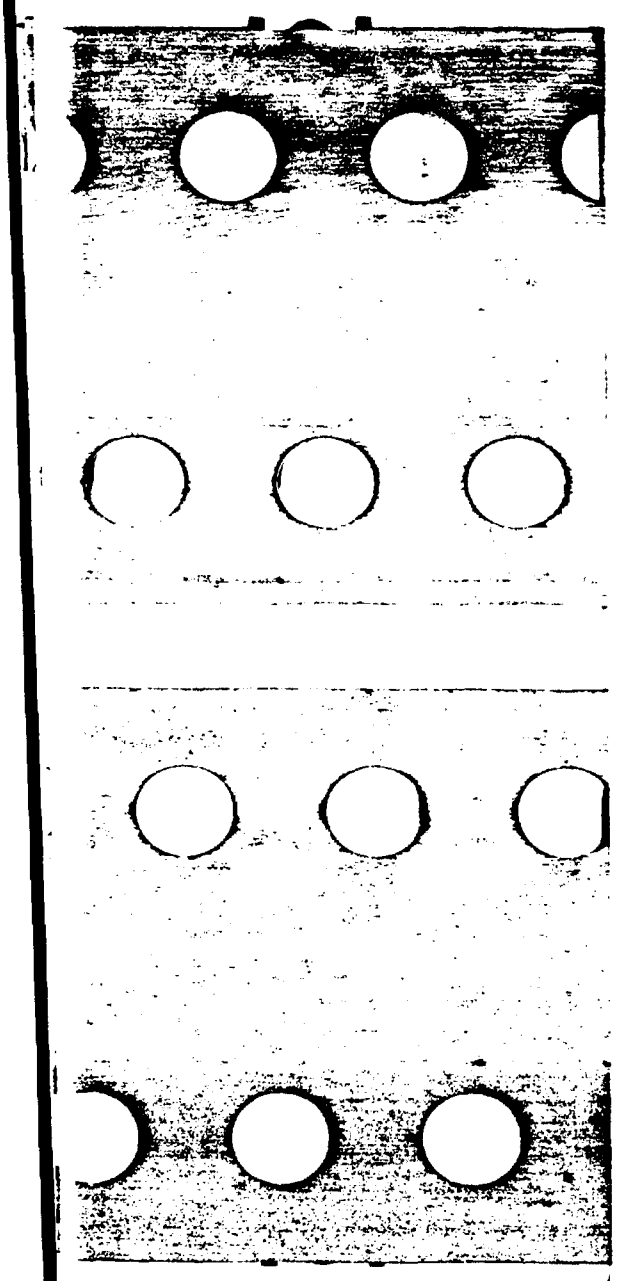
11/10/91

0 3 2 4 2

IDENTIFICATION REFERENCE

FEB 8 9 05 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7464 PAGE 540

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	70720.00
CON TX	197.96
PRFEE	0.50
WDEED	9.00
TOTAL	207.46
CHECK	207.46

02/08/88 01 09:07 0001 4833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0.3242

IDENTIFI REFERENCE

FEB 8 9 05 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59664