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THIS INSTRUMENT WAS PREPARED BY:
GEORGE E. BARRETT
ATTORNEY AT LAW
217 2ND AVENUE NORTH
NASHVILLE, TENNESSEE 37201

IDENTIFICATION REFERENCE

FEB 26 3 44 PM '88

DAVIDSON COUNTY, TN

TRUSTEE'S DEED

Address New Owner(s):

mail

Howard Wilson
Jay Reynolds
1249 Carriage Park Drive
Franklin, Tennessee 37064

Send Tax Bills To:

Same

Map and Parcel Number: 83-6-151

0620 02/26 0101 03CHECK 73.46

WHEREAS, by Tennessee Deed of Trust, dated August 20, 1981, of record in Book 5784, Page 644, Register's Office of Davidson County, Tennessee, Martha J. Sanders, unmarried, conveyed the real property commonly known as 215 Scott Avenue, Nashville, Tennessee described on attached Exhibit "A", which is herein incorporated by reference (the "property") to Gerald F. Nicely, Trustee and his successor in trust, to secure the payment of a promissory note; and

WHEREAS, the aforementioned Deed of Trust contains powers in the Trustee and his successors in trust to sell the property in the event of a default in connection with the indebtedness secured thereby; and

WHEREAS, the indebtedness was not paid in accordance with the terms of said Deed of Trust and default in the payment thereof was declared; and

WHEREAS, the holder and lawful owner of the indebtedness under said Deed of Trust duly appointed Gary D. Wood, as Substitute Trustee, in the place and stead of Gerald F. Nicely, Trustee, who is vested with all the rights, powers and privileges of the Original Trustee named in said Deed of Trust, and said appointment of Substitute Trustee was duly noted in Book 7122, Page 596, Register's Office of Davidson County, Tennessee; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness, the Substitute Trustee gave notice of the time and place of sale, all in accord with the Deed of Trust and the laws of Tennessee by publishing an advertisement for twenty-one (21) consecutive days in the Nashville Record, a newspaper of general circulation, and published in Nashville, Davidson County, Tennessee, said notice being first published on January 7, 1988, and thereafter published on January 14, 1988, and January 21, 1988, with said Notice of Sale advertising the sale of the property to be held on Thursday, January 28, 1988 at 12:00 Noon; and

WHEREAS, on January 28, 1988 at 12:00 Noon at the South Door of the Davidson County Courthouse in Nashville, Tennessee being the time and place fixed in said notice, the property was offered for sale at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder (or agent) thereof was the successful purchaser) and in bar of all equities of redemption, homestead, downer, and all other rights or exemptions of every kind, as provided in, but only to the extent provided in said Deed of Trust, and subject to any and all unpaid taxes that may be a lien against the property and subject to any and all other liens and all other matters which take priority over said Deed of Trust; and the Substitute Trustee having received a bid of Twenty Thousand Seven Hundred and No/100 Dollars ($20,700.00) which bid was the last, highest and best bid, and payment having been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW THEREFORE, in consideration of the foregoing and the sum bid and paid as herein provided, I, Gary D. Wood, Substitute Trustee, do hereby bargain, sell, transfer, convey "the Property" upon Howard Wilson and Jay Reynolds, their successors and assigns ("Grantee").

TO HAVE AND TO HOLD the property, together with the estate, title and interest and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee

in fee simple absolute, free from homestead, dower, the equity of redemption, and all other rights or exemptions of every kind of the Grantor as provided, in said Deed of Trust, and subject only to any and all liens, easements, encumbrances, property taxes, statutory right of redemption, if any, and other matters that are prior in right to the lien of the Deed of Trust.

I, Gary D. Wood, Substitute Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Substitute Trustee, and subject only to the matters herein expressly reserved, I hereby warrant title to the property against the claims of all persons claiming by, through or under me as such Substitute Trustee, but no further or otherwise.

WITNESS my hand as Substitute Trustee on this the 24th day of February, 1988.

Gary D. Wood

GARY D. WOOD
Substitute Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Substitute Trustee named herein, and who further acknowledged that he as such Substitute Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained, and who states, upon oath, that the

actual consideration or value, whichever is greater, for this transfer is Twenty Thousand Seven Hundred and No/100 Dollars ($20,700.00).

WITNESS my hand and official seal at office in Nashville, Tennessee on this 24th day of February, 1988.

Carol Jean Gentry
Notary Public

My Commission Expires:

CAROL JEAN GENTRY
NOTARY PUBLIC
[illegible] TENNESSEE
[illegible] EXPIRES
[illegible]

CAROL JEAN GENTRY NOTARY PUBLIC DAVIDSON

LD1003

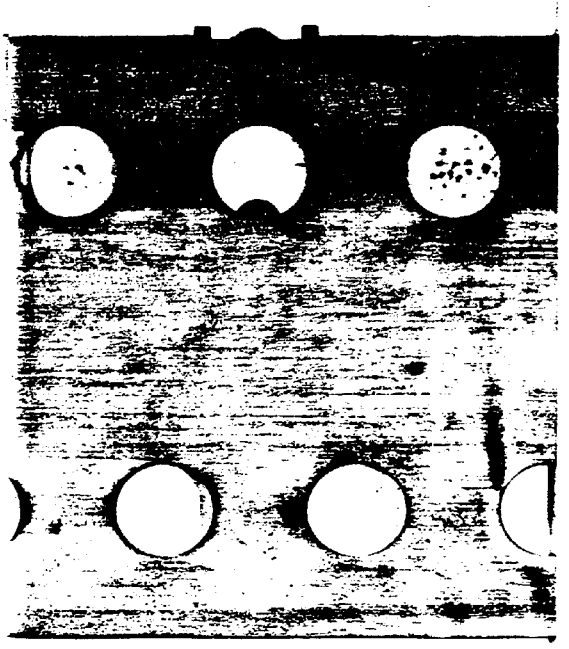
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 20,700.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Feb. 1988.
Deputy Register

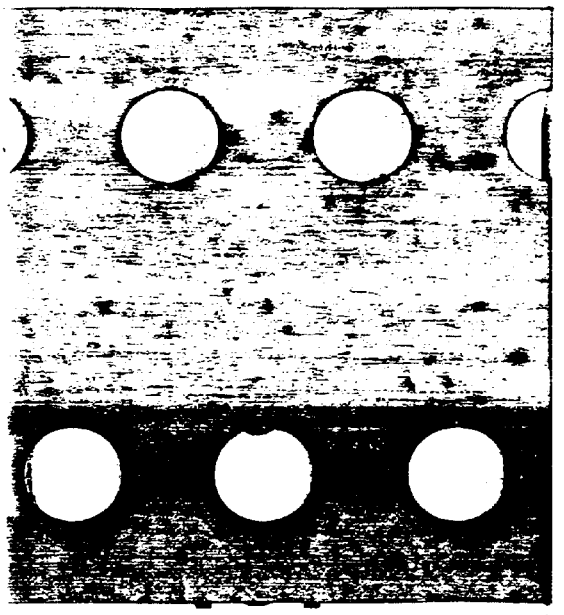
EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 14 on the Map of Beaumont Place of record in Book 332, Page 38, Register's Office for said county.

Said Lot No. 14 fronts 50 feet on the westerly side of Scott Avenue and runs back between lines 195 feet 9 inches on the northerly line and 192 feet 6 inches on the southerly line to an alley in the rear on which it measures 50 feet 2 inches.

Being the same property conveyed to Martha G. Sanders, by deed from J. Wayne Sanders, et ux Martha G. Sanders, of record in Book 5487, Page 941, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7478 PAGE 386

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 20100.00
ERR CO
CAMT 20100.00-
CAMT 20700.00
CON TX 57.96
PRFEE 0.50
WDEED 15.00
TOTAL 73.46
CHECK 73.46

02/26/88 01 15:45 0001 0620

0 8 1 5 4

IDENTIFICATION REFERENCE

FEB 26 3 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 65347