This Instrument Prepared By:
Kathi L. Padgett
WATKINS, McGUGIN, McNEILLY & ROWAN
Suite 300, 214 Second Avenue North
Nashville, Tennessee 37201

BOOK 7491 PAGE 1

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated February 3, 1987, recorded in Book 7129, page 205, Register's Office for Davidson County, Tennessee, Sandi A. Thomas, Unmarried, conveyed to Edward Seddon, Trustee, the real estate hereinafter described, to secure a Note dated February 3, 1987, in the amount of $84,000.00, payable to Colwell Financial Corporation, a Texas corporation as shown therein, now known as Southmark Mortgage Corporation of America - Colwell Division; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner, having substituted Kathi L. Padgett as Trustee in Edward Seddon's stead by instrument of record in Book 7469, page 648, of said Register's Office, called on said Kathi L. Padgett, Substitute Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee, therefore, pursuant to the authority vested in her as Trustee, and pursuant to the terms and provisions of said Deed of Trust, did advertise the property by publishing a Notice of Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on March 14, 1988, at the Nashville/Davidson County Metropolitan Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, statutory redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to said Notice of Sale, the Trustee, at the time and place set forth therein, offered the property for sale to the highest bidder for cash and sold said property to Southmark Mortgage Corporation of America - Colwell Division, for the sum of

Ninety-two Thousand Five Hundred Fifteen and 30/100 Dollars ($92,515.30), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Southmark Mortgage Corporation of America - Colwell Division, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58 ON THE PLAN OF WINDSOR PARK, AS OF RECORD IN BOOK 3600, PAGE 64, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 58 FRONTS 67.6 FEET ON THE EASTERLY SIDE OF TAMPA DRIVE AND EXTENDS BACK 231.07 FEET ON THE NORTHERLY LINE AND 223.40 FEET TO A LINE IN THE REAR ON WHICH IT MEASURES 68.03 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO SANDI A. THOMAS, UNMARRIED, BY INSTRUMENT OF RECORD IN BOOK 7129, PAGE 202, REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Southmark Mortgage Corporation of America - Colwell Division, their successors and assigns, in fee simple forever, in bar of the equity of redemption, statutory redemption, homestead, dower, and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

AND THE TRUSTEE does hereby transfer, assign and set over to the said Southmark Mortgage Corporation of America - Colwell Division, their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as she is authorized to do as Substitute Trustee, subject to any exceptions noted herein and

shown of record, but no further or otherwise.

WITNESS my hand this 14th day of March, 1988.

Kathi L. Padgett
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Kathi L. Padgett, Trustee, the bargainor, with whom I am personally acquanted or who presented sufficient evidence of her identity, and who acknowledged that she as such Trustee executed the foregoing instrument for the purpose contained therein and no other.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of March, 1988.

Laura L. Nelson
NOTARY PUBLIC

My Commission Expires:
3-11-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $92,515.00.

Kathi L. Padgett, Trustee
AFFIANT

Sworn to and subscribed before me this 14th day of March, 1988.

Laura L. Nelson
NOTARY PUBLIC

My Commission Expires:
3-11-91

BUYER: Southmark Mortgage Corporation of America - Colwell Division

Post Office Box 353

Louisville, KY 40201
(Tax Bills May Be Sent To The Above Address)

Map & Parcel No.: 133-12-0 104.00

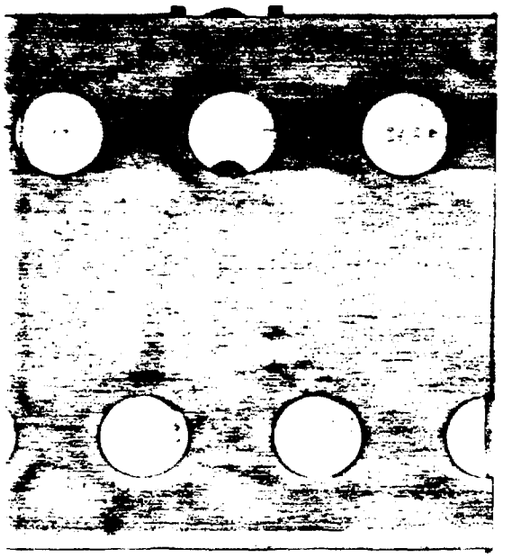
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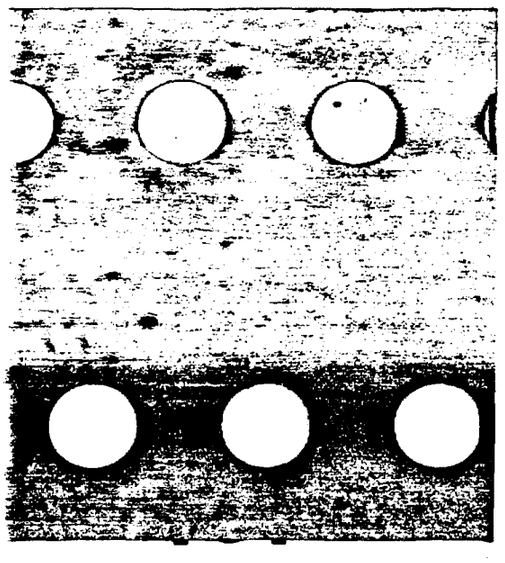
IDENTIFICATION REFERENCE

FELIX Z. MILLER, REGISTER
DAVIDSON COUNTY, TN

MAR 14 2 49 PM '88

12646





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7491 PAGE 4

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	92515.30
CON TX	259.00
PRFEE	0.50
WDEED	9.00
TOTAL	268.50
CHECK	268.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5875

12646

IDENTIFICATION REFERENCE

MAR 14 2 49 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70506