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Box 37
SLW

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Mercantile Savings Bank 8001 Kenwood Cincinnati, Ohio 45230	Same as Owner	76-1-36
This instrument prepared by: Boult, Cummings, Conners & Berry (SLW) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, Patsi B. Gregory, Trustee, by Deed of Trust (the "Deed of Trust") dated May 19, 1983, transferred and conveyed to Alfred C. Galloway, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6067, page 546, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7485, page 63, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions, all of which are expressly waived in the Deed of Trust, at twelve o'clock (noon), March 31, 1988, at the Davidson County Courthouse, Nashville, Tennessee when and where The Mercantile Savings Bank ("Grantee"), became the last and highest bidder for cash at the price of Ninety Thousand and No/100 Dollars ($90,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Steven L. West, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Steven L. West, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 5360, page 572, as amended in Book 5382, page 827, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 5200, page 96, said Register's Office.

5. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 31st day of March, 1988.

Steven L. West, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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Personally appeared before me, Jannie L. Newton a Notary Public in and for said County and State, the within named Steven L. West, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 31st day of March, 1988.

Jannie L. Newton
Notary Public

My Commission Expires: 10.9.91

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00.

By: Merchants Saving Bank
William L. Norton, Jr., Agent
AFFIANT

Subscribed and sworn to before me this 31st day of March, 1988.

Jannie L. Newton
Notary Public

My Commission Expires: 10.9.91

Exhibit "A" BOOK 7505 PAGE 96

Lot Number 24

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Oak Creek Subdivision as of record in Plat Book 5200, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 115 feet on the westerly margin of Rehnea Drive and runs back 111.14 feet on the northeasterly line and 166.18 feet on the southwesterly line to a rear line of 85.07 feet.

Lot Number 27

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Oak Creek Subdivision as of record in Plat Book 5200, page 96, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 85.0 feet on the southerly margin of Rehnea Drive and extends back 259.34 feet on the west line and 288.34 on the east line to a rear line of 89.81 feet.

Being the same property conveyed to Patsy B. Gregory, Trustee, by Deed from Alfred C. Galloway, Trustee, dated April 29, 1983 and of record in Book 6067, page 543, Register's Office for Davidson County, Tennessee.

The street address of the property is: 663-664 Rehnea Street, Mt. Juliet, Tennessee.

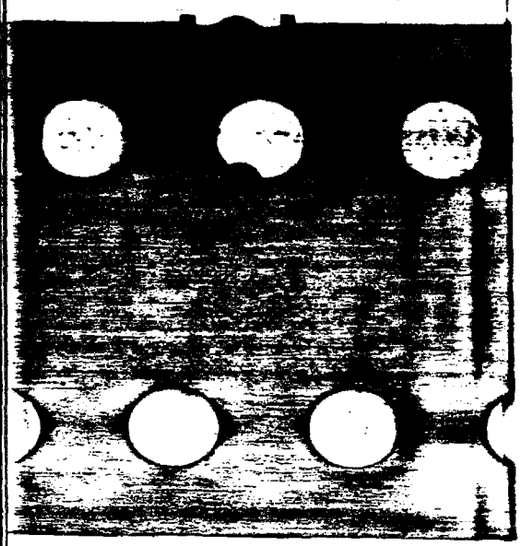
IDENTIFICATION REFERENCE

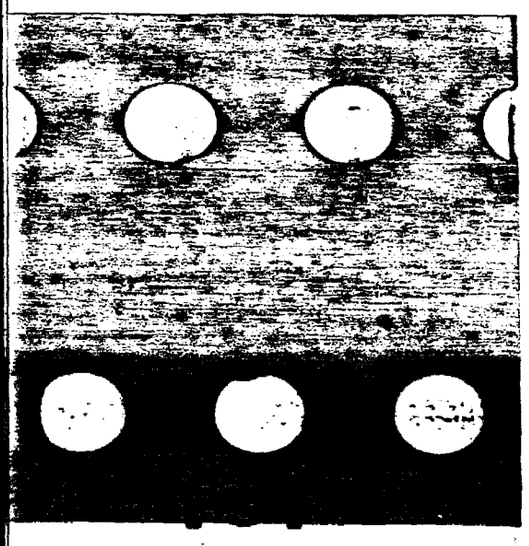
MAR 31 3 57 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

1702 1372 2001 2CHECK 254.50

17558





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	90000.00
CON TX	252.00
PRFEE	0.50
WDEED	12.00
TOTAL	264.50
CHECK	264.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 15702 0001 1702

17558

IDENTIFICATION REFERENCE

MAR 31 3 57 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 76227