SEND TAX BILLS TO:
Twentieth Century Real Estate Corporation
c/o Contract Consulting Group
2400 Crestmoor Road
Nashville, Tennessee. 37215

Map 118-1
Parcels 163, 164, 165

THIS INSTRUMENT PREPARED BY:
Dewey Pedigo, Jr., Attorney
301 Stahlman Building
Nashville, Tennessee. 37201

326-38

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 28, 1985, and recorded in Book 6483, page 501, Register's Office, Davidson County, Tennessee, Theodore R. Ensley, Jr. and wife, Sandra D. Ensley, Thomas N. Gray, unmarried, Murphy Goodman, unmarried, Dr. Harold Thompson and wife, Dr. Suzanne M. Fletcher conveyed to Dewey Pedigo, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, default having been made in the terms, conditions and payments made as provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interst due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested Dewey Pedigo, Jr., Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, Dewey Pedigo, Jr., Trustee, did give twenty days notice of the time, place and terms of the sale by 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 April 7, 14, and 21, 1988 stating that on April 28, 1988, at 12:00 A.M. noon at the south door of the courthouse of 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, the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; restrictive covenants, encroachments, easements, setback lines; any and all redemption rights, including the right of redemption of any governmental agency, State or Federal, and any and all other prior liens or encumbrances against said real property, and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Dewey Pedigo, Jr., Trustee, offered said property for sale at public outcry and sold said property to Twentieth Century Real Estate Corporation for $112,093.73 (One Hundred Twelve Thousand Ninety Three and

73/100), 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, the receipt of which is hereby acknowledged, and Twentieth Century Real Estate Corporation, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and it indebtedness, together with expenses of said sale amounting to more that said bid, accordingly it is not required to pay any cash to the said Trustee, I, Dewey Pedigo, Jr., Trustee do hereby bargain, and sell and by these presents transfer and convey unto the said Twentieth Century Real Estate Corporation (hereinafter referred to as Grantee) its successors and assigns, the following described property, to-wit:

> Land in Davidson County, Tennessee, being Lots Numbers 67, 68, 69 & 70 on the Map of Dr. L. G. Noel's 2nd Subdivision of Idlewood, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.
>
> Said Lots 67 & 68 adjoin and front together 100 feet, more or less, on the northerly side of Pope Street and run back between parallel lines 150 feet to an alley in the rear.
>
> Said Lot 69 & 70 according to a copy of a survey made by Harvey Gee of March 6, 1950, adjoin and front together 97 feet, more or less, on the north side of Paris Avenue, and run back between lines 147.5 feet, more or less, on the east side of Lot 69, and 147.1 feet, more or less, on the west side of Lot 70, along the east margin of 12th Avenue, South, to an alley measuring 82.1 feet, more or less, between said lines.
>
> Being the same property conveyed to Theodore R. Ensley, Jr., Thomas N. Gray, Murphy Goodman and Dr. Harold Thompson by deed from Twentieth Century Real Estate Corporation, of record in Book 6483, page 497, Register's Office for Davidson County, Tennessee, and by Quitclaim Deeds of record in Book 6488, page 118; Book 6488, page 122; Book 6490, page 849; and Book 7362, page 131, said Register's Office, various interest was conveyed Mamie A. Brinkley, Dr. Robert E. Hardy and Thomas Paige and wife, Sarah Paige.

This is improved property located at 2814 12th Avenue, South, Nashville, Tennessee.

TO HAVE AND TO HOLD said property with the apurtenceances, estate, title, and interest thereto beonging to the Grantee, its successors and assigns, forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all of the rights and benefits of the covenants and warranties in said Deed of Trust in as full an ample manner as under it, I can or should do, but I convey and asign as Trustee and not any further or otherwise.

WITNESS my hand on this 28th day of April, 1988.

Dewey Pedigo Jr, Trustee

TRUSTEE

BOOK 7529 PAGE 71

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dewey Pedigo, Jr., Trustee, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) 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 28th day of April, 1988.

Johnnie A Andrews Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-1-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,093.73.

Dewey Pedigo Jr
Affiant

Subscribed and sworn to before me, this 28th day of April, 1988.

Johnnie A Andrews Baker
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-1-90

25475

IDENTIFICATION REFERENCE

APR 28 2 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

THE NASHVILLE RECORD

107 STAHLMAN BLDG., NASHVILLE, TENN. 37201
Nashville's Oldest Legal and Statistical Newspaper . . . Since 1936

BOOK 7529 PAGE 72

Dewey Pedigo, Jr., Atty
301 Stahlman Bldg
Nashville, TN 37201

Re: Ensley Foreclosure

AD NO. 7249 AMOUNT $234.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Betty Davis, being duly sworn, make oath that I am Bookkeeper, of the NASHVILLE RECORD, a weekly newspaper published in Nashville, Davidson County, Tenn. I make further oath that the attached publication appeared in the same on the following dates:

April 7, 14, 21, ,19 88

THE NASHVILLE RECORD

Betty Davis

Betty Davis,

Subscribed and sworn to before me,

this 28th day of April , 19 88

Notary Public

My Commission Expires: 3/3/91

sh5-80

PROOF OF PUBLICATION
COPY OF ADV.

NOTICE OF FORECLOSURE SALE

WHEREAS, Theodore R. Ensley, Jr., and wife, Sandra D. Ensley, Thomas N. Gary, Murphy Goodman, Dr. Harold Thompson and wife; Dr. Suzanne M. Fletcher by a Deed of Trust dated January 28, 1985 of record in Book 6483, page 501, Register's Office for Davidson County, Tennessee, conveyed to Dewey Pedigo, Jr., Trustee the hereinafter described property to secure the payment of a Promissory Note, which note is presently held and owned by Twentieth Century Real Estate Corporation; and

WHEREAS, demand has been made for payment of aforesaid note secured by Deed of Trust which is in default; and

WHEREAS, Twentieth Century Real Estate Corporation, the owner and holder of said Note has demanded that the property be advertised and sold in satisfaction of said indebtedness and the cost of the foreclosure in accordance with said note and Deed of Trust; and

NOW, THEREFORE, Notice is hereby given that I, Dewey Pedigo, Jr., Trustee, pursuant to the power, duty and authority vested in me and imposed upon me in the above described Deed of Trust will on

THURSDAY, APRIL 28, 1988

at 12:00 Noon, at the South door of the Davidson County Courthouse, in Nashville, Tennessee, offer for sale to the highest bidder for cash, and free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions of every kind, but only as provided in the Deed of Trust, certain real property situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Numbers 67, 68, 69 & 70 on the Map of Dr. L. G. Noel's 2nd Subdivision of Idlewild, of record in Book 332, page 77, Register's Office for Davidson County, Tennessee.

Said Lots 67 & 68 adjoin and front together 100 feet, more or less, on the northerly side of Pope Street and run back between parallel lines 150 feet to an alley in the rear.

Said Lots 69 & 70 according to a copy of a survey made by Harvey Gee of March 6, 1950, adjoin and front together 97 feet, more or less, on the north side of Paris Avenue, and run back between lines 147.5 feet, more or less, on the east side of Lot 69, and 147.1 feet, more or less, on the west side of Lot 70, along the east margin of 12th Avenue, South, to an alley measuring 82.1 feet, more or less, between said lines.

Being the same property conveyed to Theodore R. Ensley, Jr., Thomas N. Gray, Murphy Goodman and Dr. Harold Thompson by deed from Twentieth Century Real Estate Corporation, of record in Book 6483, page 497, Register's Office for Davidson County, Tennessee, and by Quitclaim Deeds of record in Book 6488, page 118; Book 6488, page 122; Book 6490, page 849; and Book 7362, page 131, said Register's Office, various interest was conveyed Mamie A. Brinkley, Dr. Robert E. Hardy and Thomas Paige and wife, Sarah Paige.

The street address of the property is 2814 12th Avenue South, Nashville, Tennessee.

Said sale will be made subject to any and all unpaid taxes and other prior claims, liens, encroachments, setback, easements, and restrictions, including the State of Tennessee's right of redemption under Notice of Lien of right in Book 7482, page 650, Register's Office for Davidson County, Tennessee.

Dewey Pedigo, Jr., Trustee
Attorney at Law
301 Stahlman Building
Nashville, Tennessee 37201
Insertion Dates: April 7, 14, 21, 1988
AD NO. 7249

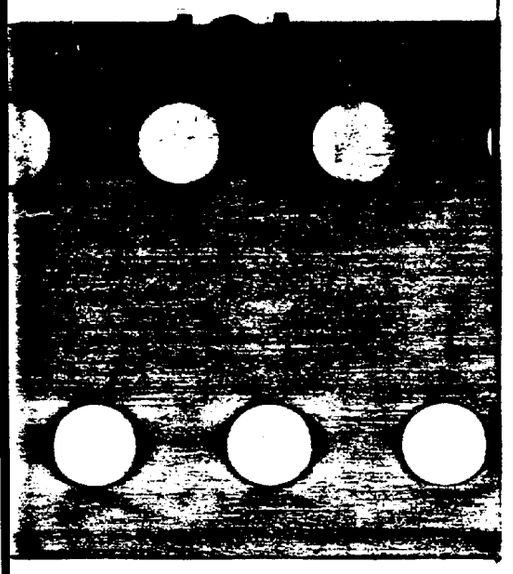
P 742 627 236
RECEIPT FOR CERTIFIED MAIL
NO INSURANCE COVERAGE PROVIDED
NOT FOR INTERNATIONAL MAIL
(See Reverse)

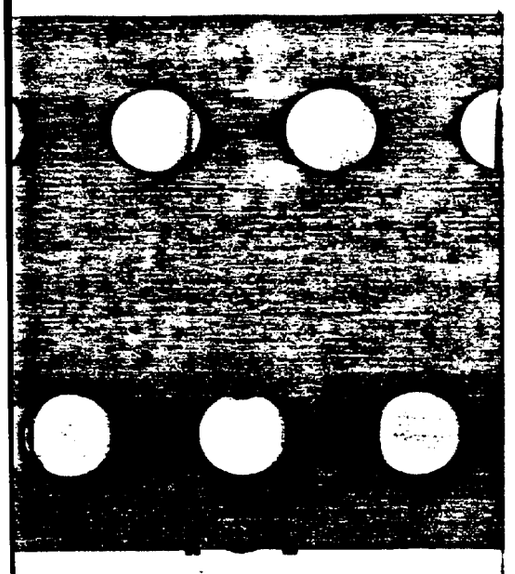
Sent to Mr. Gino Cayre
Street and No. Secretary of State
P.O. State and ZIP Code Tennessee Department of Security Nashville TN 37219

Postage	$ 39
Certified Fee	75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt showing to whom and Date Delivered	70
Return Receipt showing to whom, Date and Address of Delivery	
TOTAL Postage and Fees	$ 1 84
Postmark or Date	APR 13 1988 NASHVILLE, TN SHUTTOWN STA USPO

PS Form 3800, June 1985

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7529 PAGE 73

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
112093.73
CON TX 313.88
PRFEE 0.50
WDEED 12.00
~~RETAIL~~ 326.38
CHECK 326.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/88 01 14:58 0001 9391

25475

IDENTIFICATION REFERENCE

APR 28 2 58 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 85462