This instrument prepared by:
Robert B. Young
Attorney at Law
4800 Charlotte Avenue
Nashville, TN 37209

TRUSTEE'S DEED

[Address New Owner:	]Send Tax Bills to:	]Map-Parcel No.]
[James C. Pickett	] Same	] Map 082-4]
[	]	] Parcel 210]
[1900 Graybar Lane	]	]]
[	]	]]
[Nashville, TN 37215	]	]]

WHEREAS, Danny Ray Blair and wife, Glenda Faye Blair, by an Installment Deed dated July 1, 1986, of record in Book 6907, page 477 of the Register's Office for Davidson County, Tennessee, transferred and conveyed unto R. B. Young, Trustee, the property hereinafter described to secure the payment of an Installment Deed Note to James C. Pickett, and the description of the real property being fully described in said Installment Deed; and

WHEREAS, default has been made in the payment of said promissory Installment Deed Note and has continued for a period of more than thirty (30) days, and;

WHEREAS, the owner and holder of said note has demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said note and Installment Deed, and;

WHEREAS, the undersigned Trustee, after due advertisement as required by law and pursuant to the power, duty and authority vested in and imposed upon him in said Installment Deed, offered said land for sale, pursuant to the terms of said Installment Deed, to the highest bidder for cash, at public outcry, free from the equity and statutory right of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Installment Deed, at 10:30 A.M., Tuesday, May 3, 1988, 1988, when and where James C. Pickett became the last and highest bidder for cash at the price of Sixteen Thousand Two Hundred Fifty and 16/100 Dollars ($16,250.16).

NOW, THEREFORE, I, R. B. Young, in my capacity as Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $16,250.16, to me in hand paid, the receipt of which is hereby acknowledged, by these presents to transfer and convey unto the said James C. Pickett, his heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises to the said James C. Pickett, his heirs or successors and assigns, free from the equity and statutory right of redemption, homestead, dower and all other exemptions expressly waived in said Installment Deed, in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, R. B. Young, as Trustee, and not otherwise, warrants the title to said property to the said James C. Pickett, his successors and assigns, against the lawful claims of all persons claiming by, through or under him. Said property is sold, however, subject to any and all unpaid taxes and assessments, interest and penalty, if any; restrictive covenants, easements and set-back lines, prior mortgages and other valid liens related to the property located and known as 898 Sharpe Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned, R. B. Young, in his capacity as Trustee, and not otherwise, has set his signature on this 3rd day of May, 1988.

R. B. Young

R. B. YOUNG, as Trustee, and not otherwise

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 R. B. Young, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Trustee, and not otherwise.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of May, 1988.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 11-12-89

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $16,250.16 which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

R. B. Young, Trustee
AFFIANT

Subscribed and sworn to before me this 3rd day of May, 1988, at Nashville, Tennessee.

Adair Parrish
NOTARY PUBLIC

My Commission Expires: 11-12-89

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

TRACT NO. 14:

BEING parts of Lots Nos. 8 and 9 on the Plan of Thornby Place, as of record in Book 332, page 3, said Register's Office, described as follows:

BEGINNING at an iron pin in the common line 9 & 10 on above mentioned plan. Said iron pin being located N. 83" 50' W. a distance of 37.8 feet from the westerly margin of McFerrin Avenue, as now widened, running thence north 83" 50' west a distance of 37.2 feet to an old clay sewer pipe filled with concrete located in the common line of Lots Nos. 9 and 10, south 83" 50' east a distance of 60.0 feet from the southeast corner of said Lots No. 9 & 10; thence north 4" 00' a distance of 104.7 feet to right-of-way established by State Highway Department (Sharpe Avenue), passing old clay sewer pipe filled with concrete at 102.5 feet; thence with the south margin of Sharpe Avenue as established by State Highway Department S-86 00" E a distance of 46.4 feet to an iron pin, the beginning of a curve to the right; thence around a curve to right of a distance of 30.7 feet to an iron pin located in the westerly margin of McFerrin Avenue, as established by State Highway Department; thence with the westerly margin of McFerrin Avenue, as established by State S-22 00' W a distance of 87.3 feet to the point of beginning, containing 5,879 square feet.

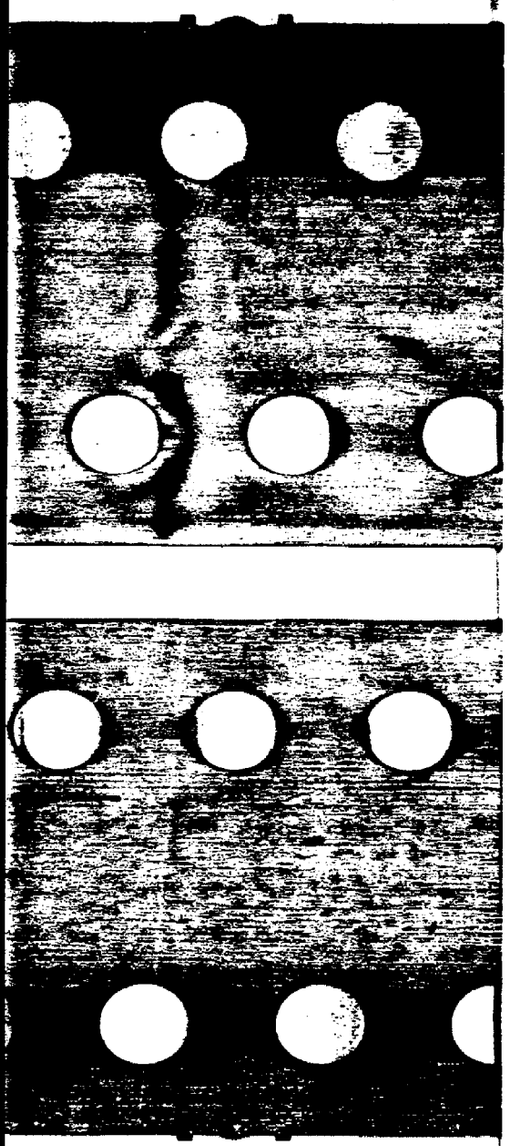
There is hereby conveyed an easement for a slope: Beginning at a point 41 feet, more or less, west of George W. Turner's southeasterly property corner; thence running northeasterly 82 feet, more or less, to a point; thence running northwesterly 30 feet, more or less, around a curve to the left with a radius of 17 feet; thence running westerly 18 feet, more or less, along Turner's northerly boundary line; thence running southerly 23 feet, more or less, to a point; thence running southwesterly 37 feet, more or less, to a point on Turner's southerly boundary line; thence running easterly 15 feet, more or less, along Turner's southerly boundary line back to the point of beginning, containing 1,600 square feet.

BEING Tract No. 1 conveyed to James C. Pickett and wife, Lois Temple Pickett, by deed from B. B. Doubleday, Jr., of record in Book 4673, page 477, said Register's Office.

And being that parcel of property contained in the Deed Dissolving Tenancies By the Entirety wherein Lois T. Pickett conveyed all her right, title and interest to her husband, James C. Pickett, including homestead and courtesy rights, recorded in Book 5053, page 238, at page 245 and 246.

BEING the same property conveyed to Danny Ray Blair and wife, Glenda Faye Blair, by Installment Deed from James C. Pickett of record in Book 6907, page 477, Register's Office for Davidson County, Tennessee.

26832
IDENTIFICATION
MAY 4 8 40 AM '88
FILED & RECORDED
DAVIDSON COUNTY, TN
RUSH



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7533 PAGE 727

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 16250.16
DON TX 45.64
PRFEE 0.50
WDEED 12.00
TOTAL 58.14
CHECK 58.14

05/04/88 01 08:47 0001 2763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26832

IDENTIFICATION REFERENCE

MAY 4 8 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 87041