ADDRESS NEW OWNER AND SEND TAX STATEMENTS:
James A. Holland, et ux, Kathleen M. Holland
P. O. Box 90015
Nashville, TN 37209

MAP-PARCEL NUMBER
104-1
204

BOOK 7538 PAGE 481

THIS INSTRUMENT PREPARED BY:
Hofstetter & Hofstetter, Attys.
Suite 500
230 Fourth Avenue North
Nashville, TN 37219

TRUSTEE'S DEED

WHEREAS, default having occurred in the payment on the indebtedness described in, and secured by, Installmend Deed dated March 8, 1972, executed by J. W. Prosser and Wife, Alma Prosser conveyed to E. A. Merrick III and wife, Margaret Merrick; which said property was subsequently conveyed to Patricia E. Jarrell and M. Lynn Austerman by deed of record in Book 4644, Page 177, Register's Office for said County, and the owner of said indebtedness having, in accordance with the provisions of said Installment Deed declared the entire indebtedness due and payable, I, O. B. HOFSTETTER, JR., Trustee by virtue of the power and authority vested in me as such Trustee by the providsions of said Installment Deed, having been requested by said owner so to do, did, after causing notice of the sale to be duly and regularly published in THE NASHVILLE RECORD, a newspaper published in Davidson County, Tennessee, offer for sale at public outcry at the south door of the Courthouse in Davidson County, Tennessee, at 12 o'clock Noon on Friday, May 6, 1988 to the highest bidder, for cash, free from the equity of redemption, homestead, dower, and all other exemptions, which are expressly waived in said Installment Deed, the pracel of real estate described in said Installmetn Deed; and the bid of $8,150.00 therefor made by James A. Holland and wife, Kathleen M. Holland being the best bid received, said property wasstruck off and sold to the said James A. Holland and wife, Kathleen M. Holland.

NOW, THEREFORE, I, O. B. HOFSTETTER, JR., TRUSTEE, by virture of the power and authority aforesaid, and in consideration of the premises and of the said sum of Eight Thusand One Hundred Fifty and 00/100 Dollars ($8,150.00), cash in hand to me paid by James A. Holland and wife, Kathleen M. Holland, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do transfer and convey unto the said JAMES A. HOLLAND and wife, KATHLEEN M. HOLLAND, their heirs and assigns, the aforementioned parcel of real estate located in Davidson County, Tennessee, and described as follows:

Being Lot No. 84 on the Plan of West Grove Subdivision as of record in Book 421, Page 109, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the easterly side of 39th Avenue, North, and runs back between parallel lines 160 feet to an alley, being known as 138 - 39th Avenue North, Nashville, Tennessee 37209.

Being the same property conveyed to Patricia E. Jarrell and M. Lynn Austerman, unmarried, by deed from E. A. Merrick II, et ux, of record in Book 4644, Page 177, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said parcel of real estate, together with the title, estate, interest and appurtenances thereto belonging to the said James A. Holland and wife, Kathleen M. Holland, their heirs and assigns.

And I further transfer and convey unto the said Grantees, their heirs and assigns, all the rights and benefits to the covenants and warranties contained in the said Installment Deed insofar as I, O. B. Hofstetter, Jr., Trustee, as aforesaid, can legally do, but no further and not otherwise.

Said property was advertised and sold subject to all unpaid taxes.

WITNESS my hand this 9th day of May, 1988.

O. B. Hofstetter, Jr., Trustee

2861.2

IDENTIFICATION REFERENCE

MAY 9 11 15 AM '88

REGISTER

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 O. B. Hofstetter, Jr., Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of May, 1988.

Notary Public Eunice Miller

My commission expires 9/9/89

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $8,150.00.

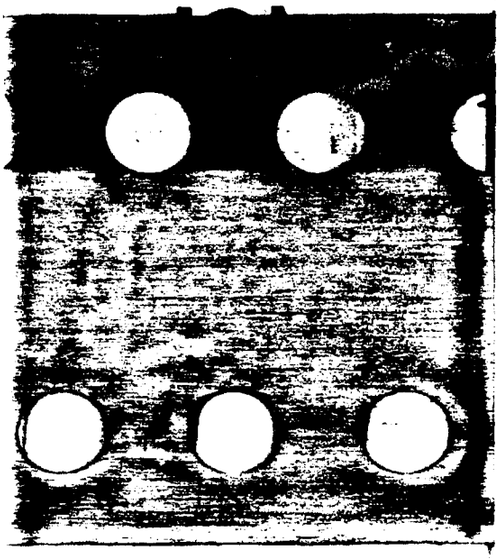
James A. Holland
Affiant

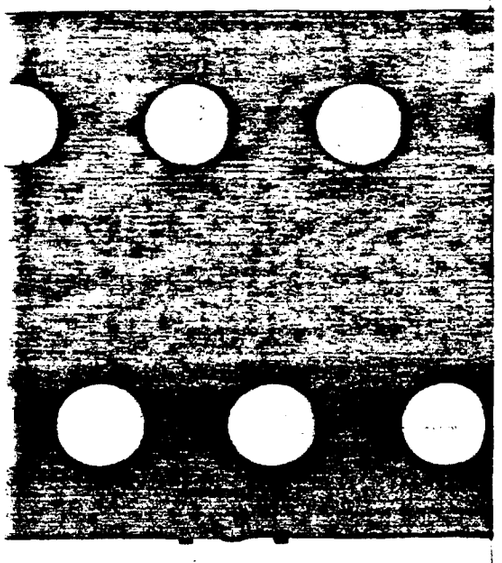
Sworn to and subscribed before me,

this 9th day of May, 1988.

Eunice Miller
Notary Public

My commission expries 9/9/89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7538 PAGE 483

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	8150.00
CON TX	22.68
PRFEE	0.50
WDEED	6.00
TOTAL	29.18
CHECK	29.18

05/09/88 01 11:15 0001 4887

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2861.2

IDENTIFICATION REFERENCE

MAY 9 11 15 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89087