RGDWP110 05/26/88 iwm 2057 05/27 0101 03CHECK 30.50

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIM (TAS)
First American Center
Nashville, Tennessee 37238

Box 18

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
Ford Motor Credit Co.	Same	Map 73-13
Suite 190, 565 Marriott Drive		Parcel 53
Nashville, Tennessee 37217		

WHEREAS, by Deed of Trust dated December 24, 1986, and recorded in Book 7081, page 875, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Paul F. Durham and wife, Nadene H. Durham and joined in by Sid D. Durham, conveyed to Frank A. Berry, Jr., Trustee, the hereinafter-described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the beneficiary of the Deed of Trust appointed the undersigned as Successor Trustee by instrument recorded in Book 7325, page 949, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary of the Deed of Trust directed the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary ,the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 12th day of May, 1988, at the Davidson County, Tennessee Courthouse; and

WHEREAS, pursuant to the provisions of the Deed of Trust, the sale was postponed by the undersigned until May 24, 1988; and

WHEREAS, on May 24, 1988, at Twelve O'Clock Noon at the front door of the Davidson County, Tennessee Courthouse, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Ford Motor Credit Company, the holder of the indebtedness secured by the Deed of Trust and the beneficiary thereof, being the highest and best bidder became the purchaser of said property for the sum of Seven Thousand Five Hundred and no/100ths ($7,500.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, T. Andrew Smith, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Ford Motor Credit Company, in fee simple forever, the property above mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Irvington, recorded in Book 843, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 60 feet on the northerly side of West Cahal Avenue and runs back between parallel lines to a dead line a distance of 166.9 feet on the westerly side and 167.15 feet on the easterly side.

Being the same property conveyed to Paul F. Durham and wife, Nadene H. Durham by deed from Margaret Jernigan Ramsey and husband, Orion F. Ramsey, of record in Book 5482, page 342, said Register's Office of Davidson County, Tennessee.

Together with and including any improvements located on the above described property.

This conveyance is made subject to all unpaid taxes, federal or state tax liens, restrictive covenants, and to all other restrictions, easements and encumbrances that take priority as a matter of law.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Ford Motor Credit Company, in fee simple forever, to whom the said T. Andrew Smith, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, T. Andrew Smith as Successor Trustee, has caused this instrument to be executed this the 26th day of May, 1988.

T. Andrew Smith
T. ANDREW SMITH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, T. ANDREW SMITH, the within named bargainor, with whom I am personally acquainted, or who 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, at office this 26th day of May, 1988.

Lisa W. Mitchell
Notary Public

LISA W. MITCHELL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:
My Commission Expires Nov. 12, 1989

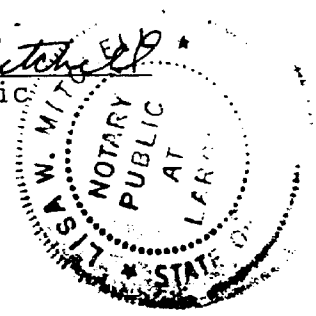
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $7,500.00.

Rebecca G. Davidson
Affiant

Subscribed and sworn to before me this 26th day of May, 1988.

Lisa W. Mitchell
Notary Public



My Commission Expires:

My Commission Expires Nov. 12, 1989

3 4 6 8 9

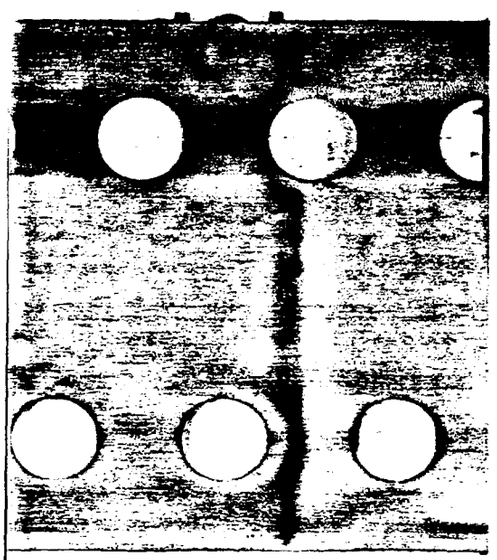
IDENTIFICATION REFERENCE

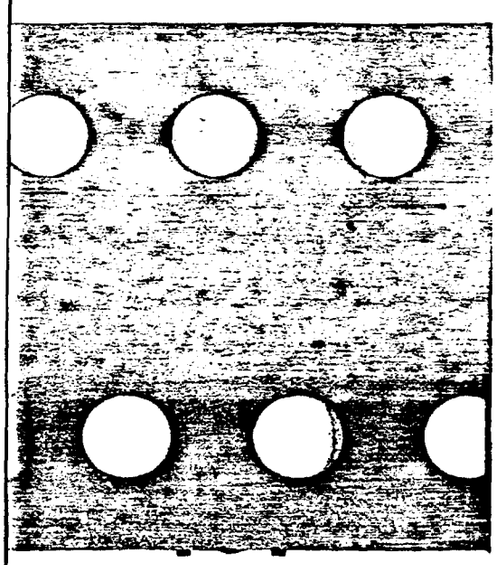
MAY 27 2 11 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7556 PAGE 91

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	7500.00
CON TX	21.00
PRFEE	0.50
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	9.00
TOTAL	30.50
CHECK	30.50

05/27/88 01 14:11 0001 2053

34689

IDENTIFICATION REFERENCE

MAY 27 2 11 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96191