This Instrument Prepared By:
SCHULMAN, LeROY & BENNETT, PC
P. O. Box 2707
Nashville, Tennessee 37219

NEW OWNERS:	SEND TAX BILL TO:	MAP & PARCEL
W. Wayne LeRoy, Trustee	New Owner	98/65
501 Union Bldg.		
Suite 701		
Nashville, Tn 37219		

0112 07/22 0101 03CHECK 42.50

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated March 31, 1976, and recorded in Book 5012, Page 584, in the Register's Office for Davidson County, Tennessee, Walter J. Edwards and wife, Ruby Odum Edwards conveyed to Martin I. Cohen, Trustee, the hereinafter described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 7547, Page 33, said Register's Office; and

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

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 30th day of June, 1988, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the 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, W. Wayne LeRoy, Trustee ("Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of $10,000.00.

NOW THEREFORE, in consideration of the premises, the undersigned, Keene W. Bartley, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson, and State of Tennessee, to wit:

Land in the Fourth Civil District of Davidson County, Tennessee, according to the plat by Hickerson & Pleason Engineers dated December 19, 1966, as follows:

Said tract begins at a point on the easterly margin of Earhart Road, said point being 6 feet south of the southwesterly corner of Tract No. 12 on said plan and thence South 89° 00' East 857.8 feet to a point 6 feet

southerly from the southeast corner of Tract No. 12; thence North 1° 00' East 174.0 feet to the northeasterly corner of said Tract No. 12; thence South 89° 00' East 900 feet with the fence to a point; thence South 86° 45' East 1,010.5 feet with the fence to a cedar tree; thence south 0° 31' East 1,836.0 feet with the fence line to a cedar fence post; thence North 89° 00' West 1,053.0 feet with the fence line to a point, said point being the southeast corner of Tract No. 1A on said Plan; thence north 1° 00' east 450 feet to a point being in the southeast corner of Tract No. 4A on said plan; thence North 89° 00' West 900.0 feet with the southerly line of Tract No. 4A of said plan to the southwest corner of Tract No. 4A on said plat; thence North 1° 00' East 150.0 feet with the line between Tracts No. 4 and 4A on said plan to a point being the northwesterly corner of Tract No. 4 on said plat; thence South 89° 00' East 900 feet with the north line of Tract 4A on said plat to a point, being the northeast corner of Tract No. 4A on said plat; thence north 1° 00' east 300 feet to a point, being the northeast corner of Tract No. 6A; thence North 89° 00' West 1,800.0 feet with the north line of Tract Nos. 6 and 6A to a point in the easterly margin of Earhart Road; thence North 1° 00' East 25 feet with the easterly margin of said road to the southwest corner of Tract No. 7; thence South 89° 00' East 900 feet with the south line of Tract No. 7 to the southeast corner of said Tract No. 7; thence North 1° 00' East 478 feet to a point 6 feet south of the southeast corner of Tract No. 10; thence North 89° 00' West 900 feet to a point in the easterly margin of Earhart Road, said point being 6 feet south of the southwest corner of Tract No. 10; thence with the easterly margin of said road in a northerly direction 300.4 feet to the beginning and containing 73.33 acres, more or less.

Being the same property conveyed to Walter J. Edwards and wife, Ruby Odum Edwards by deed from Frank M. Newman, Trustee, of record in Book 4140, Page 89, Register's Office for Davidson County, Tennessee.

TOGETHER WITH and including any improvements located on the property.

SUBJECT TO all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, his successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, Keene W. Bartley, Successor Trustee, has executed these presents this 21 day of July.

Keene W. Bartley
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 21 day of July, 1988, before me personally appeared KEENE W. BARTLEY, to be known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of July, 1988.

Notary Public

My Commission Expires:
10-9-91

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10,000.00.

Affiant

Sworn to and subscribed before me, this 21 day of July.

Notary Public

My Commission Expires:
10-9-91

5 1 9 1 7

Jul 22 11 02 AM '88

RECEIVED

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7606 PAGE 904

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 1 9 1 7

JUL 22 11 02 AM '88

CAMT	10000.00
CON TX	33.00
PRFEE	0.50
TDEED	9.00
ERR	CO
TDEED	9.00-
WDEED	9.00
TOTAL	42.50
CHECK	42.50

07/22/88 01 11:04 0001 0112

No. 115890