NAME OF MORTGAGEE;

NAME OF NEW OWNER: 1st Builders

LENDERS BUILDERS CORPORATION

1125 Troupe Street

Augusta, Georgia 30904

Map 149-1B, Parcel 33

This Instrument Prepared By:
CHARLES H. BEATY
P. O. Box 8118
Gallatin, Tennessee 37066 Mail

TRUSTEE'S DEED BOOK 7615 PAGE 557

THIS INSTRUMENT made and entered into on this the 29th day of July, 1988, by and between CHARLES H. BEATY, appointed Substitute Trustee of record in Deed Book 7589, Page 644, Register's Office of Davidson County, Tennessee, PARTY OF THE FIRST PART, and LENDERS BUILDERS CORPORATION, a Georgia Corporation, 1125 Troupe Street, August, Georgia 30904, PARTY OF THE SECOND PART.

54839

RECEIVED FOR REFERENCE AUG 2 10 28 AM '88

WITNESSETH:

WHEREAS, by deed of trust dated November, 12, 1986, and of record in Deed of Trust Book 7047, Page 602, in the Register's Office of Davidson County, Tennessee, CHAPEL DEVELOPMENT COMPANY, A DIVISION OF STERLING INTERESTS, INC., conveyed to Tennessee Title & Trust, Inc., the hereinafter described real estate to secure to the NATIONWIDE LENDING GROUP, INC., 1125 Troup Street, P. O. Box 3249, Augusta, GA 30904, the payment of one note in the principal amount of SIXTY-FIVE THOUSAND NINE HUNDRED TWENTY-FIVE AND NO/100 DOLLARS ($65,925.00), and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by said deed of trust, and the PARTY OF THE FIRST PART did, by publication in the Nashville Record, advertise said property to be sold on this date, and pursuant to said publication, on this date, during legal hours, the PARTY OF THE FIRST PART offered said property for sale at the front door of the Davidson County Courthouse,

Nashville, Tennessee, after receiving competitive bids, sold said property to LENDERS BUILDERS CORPORATION, a Georgia Corporation, 1125 Troupe Street, August, Georgia 30904, at a price of SIXTY-NINE THOUSAND SEVEN HUNDRED FIVE AND 57/100 DOLLARS (69,705.57), this being the highest, last, and best bid.

NOW, THEREFORE, THIS DEED WITNESSETH: THAT FOR AND IN CONSIDERATION of the sum of SIXTY NINE THOUSAND SEVEN HUNDRED FIVE AND 57/100 DOLLARS ($69,705.57), cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto the PARTY OF THE SECOND PART, its/their successors/heirs and assigns, the following described tract or parcel of land, to-wit:

> SITUATED in Davidson County, Tennessee, and further described as follows:
>
> Being Lot Number 304, on the Plan of Piccadilly Square, Phase III, of record in Book 6250 at pages 892, 893, and 894, said Register's Office, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to CHAPEL DEVELOPMENT COMPANY DIVISION STERLING INTERESTS, INC., by deed of record in the Registers Office of Davidson County, Tennessee, in Deed Book 7047, Page 599.

TO HAVE AND TO HOLD the above described tract or parcel of land together with all the improvements thereon, unto the PARTY OF THE SECOND PART, its/their successors/heirs and assigns, in fee simple, forever, and free from all right of homestead, equity of redemption, statutory right of redemption, and all other rights and exemptions of every kind.

THIS CONVEYANCE is made subject to all unpaid taxes, and to any prior liens, if any.

AND PARTY OF THE FIRST PART, as Substitute trustee, does hereby transfer, assign and set over unto the PARTY OF THE SECOND PART, all of the covenants and warranties contained in the aforesaid deed of trust, and does hereby warrant the title as fully as he is authorized to do as Substitute Trustee, but no further or otherwise.

WITNESS my hand this the 29th day of July, 1988.

Charles H. Beaty
CHARLES H. BEATY
SUBSTITUTE TRUSTEE

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named bargainor, CHARLES H. BEATY, as Substitute Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Gallatin, Tennessee, this the 29th day of July, 1988.

Peter L. Payne
NOTARY PUBLIC

My Commission Expires: 1/12/92.

STATE OF TENNESSEE
COUNTY OF Sumner

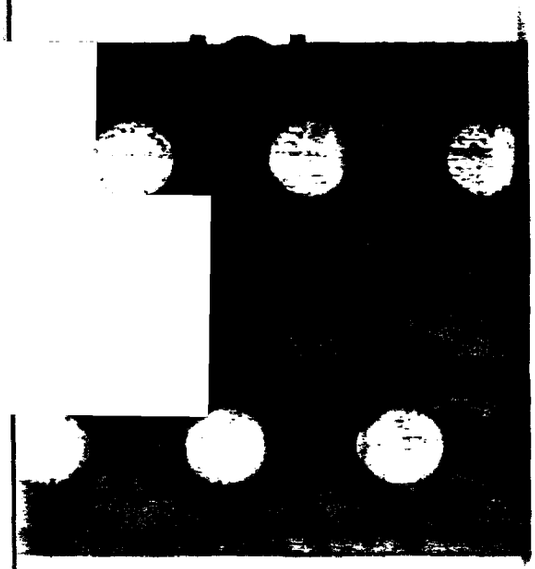
I HEREBY SWEAR or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $69,705.57.

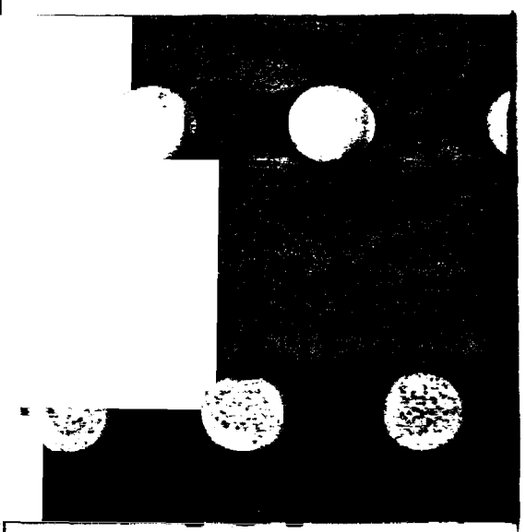
Charles H. Beaty, Agent
AFFIANT

SUBSCRIBED and sworn to before me this the 29th day of July, 1988.

Peter L. Payne
NOTARY PUBLIC

My Commission Expires: 1/12/92.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7615 PAGE 560

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 69705.57
				CON TX 230.01
				PRFEE 0.50
				WDEED 9.00
				TOTAL 239.51
				CHECK 239.51
08/02/88		01		10:32 0001 2647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54839

IDENTIFI REFERENCE

Aug 2 10 28 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 119249