Prepared By: Combos & Lawless, P.C.
First American Center
Nashville, TN 37238-0057

Address of New Owners: Send Tax Statements to: Map & Parcel:

Dominion Bank of Middle Tennessee
150 Fourth Avenue, North
Nashville, Tennessee 37219

SAME

72-14-273

TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions and payments provided for in a Deed of Trust, which is recorded in Book 7326, page 613, Register's Office for Davidson County, Tennessee;

WHEREAS, payment not having been made as demanded, I, Jeffrey W. Combos, Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock noon, November 4, 1988, at the main door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and

WHEREAS, I, Jeffrey W. Combos, Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Thirty-Five Thousand and no/100($35,000.00) by Dominion Bank of Middle Tennessee and said property was knocked off and sold to Dominion Bank of Middle Tennessee.

NOW, THEREFORE, in consideration of the premises and the sum of Thirty-Five Thousand and no/100 ($35,000.00) cash in hand paid by Dominion Bank of Middle Tennessee, I, Jeffrey W. Combos and by these presents do transfer and convey unto Dominion Bank of Middle Tennessee, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

TRACT I:
LAND in Davidson County, Tennessee, being the easterly 65.70 feet front and 17½ feet rear of Lot No. 44 on the Plan of Bransford Realty Company's Subdivision of Lots 1 to 10 inclusive and other Lots in Mrs. E.S. Clark's subdivision of Lots Nos. 39 and 40 and part of 38 Boyd McNairy plan, as of record in Book 421, page 90, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 44 fronts 65.70 feet on the northerly side of Scovel Street, formerly Madison Street, and runs back 158 more or less on the westerly line and 168 feet on the easterly line with the westerly margin of an alley to an alley in the rear and measures 17½ feet on said rear line.

Being the same property conveyed to John H. Gant by Quitclaim Deed from Dominion Bank of Middle Tennessee of record in Book 7326, page 610, Register's Office for Davidson County, Tennessee, and re-recorded in Book 7345, page 315, said Register's Office.

This property is also known as 2400 Scovel Street, Nashville, Tennessee 37208.

TRACT II:
BEING the southerly 150 feet of Lot No. 6 on the Plan of George A. Pickup's Sub division of part of Lot 1 of the Old Cahal Property, not of record, described as follows:

BEGINNING on the northerly margin of Cahal Avenue at a point 211 feet east of the easterly margin of Northview Avenue, said point being the corner of Lots Nos. 5 and 6; thence with the line between two lots northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Cahal Avenue 70 feet to the northwest corner of Lot 7; thence with the line between Lots 6 and 7, southwardly 150 feet to the northerly margin of Cahal Avenue; thence with said Avenue westwardly 70 feet to the beginning.

Being the same property conveyed to John H. Gant, a single person, by Quitclaim Deed from Dominion Bank of Middle Tennessee of record in Book 7326, page 607, Register's Office for Davidson County, Tennessee, and re-recorded in Book 7345, page 313, said Register's Office.

This property is also known as 1609 Cahal Avenue, Nashville, Tennessee 37206.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to Dominion Bank of Middle Tennessee, forever.

And I covenant with the said Dominion Bank of Middle Tennessee, that I am lawfully seized and possessed of said real estate as Trustee only, and by the terms of the above mentioned Deed of Trust, have a good right to sell and convey the same, that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real estate.

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to Dominion Bank of Middle Tennessee, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Dominion Bank of Middle Tennessee no greater title in the subject real estate than I received as Trustee.

Witness my hand this 4th day of November, 1988.

Jeffrey W. Combos
Trustee

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, Jeffrey W. Combos, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of November, 1988.

Commission expires: May 13, 1990

Catherine M. Wood
Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
County of _____

Personally appeared before me, _____, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the _____ of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this _____ day of _____, 1988.

Commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00 .

Catherine M. Wood
AFFIANT

Subscribed and sworn to before me, this 4th day of November, 1988.

My Commission Expires:
January 21, 1990

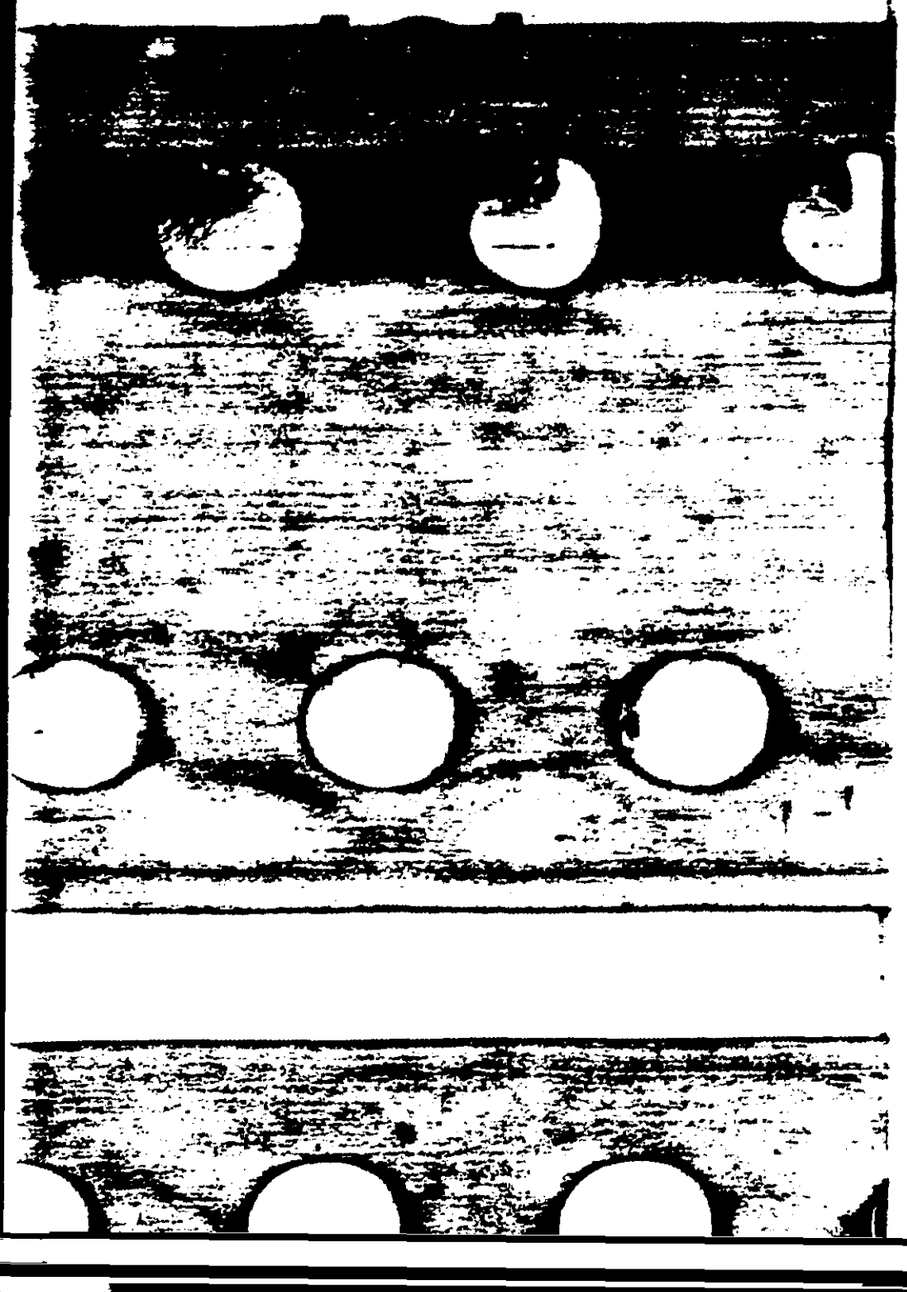
Thomas W. Lawless
NOTARY PUBLIC

THOMAS W. LAWLESS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8.4343

IDENTIFICATION REFERENCE
5314 11/09 0101 03CHECK 125.00
Nov 9 2 58 PM '88
FILED & WILSON H. REGISTER
DAVIDSON COUNTY, TN

DEED.1



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7700 PAGE 311

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 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 9.00
TOTAL ~~125.00~~
CHECK ~~125.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK