THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Road, Suite 1
Nashville, TN 37211
(615) 833-5858

BOOK 7729 PAGE 862

NEW OWNER:
James Robert Vaughn and
wife, Claudleen Vaughn
40 Hart Street
Nashville, TN

SEND TAX BILLS TO:

MAP/PARCEL
105-4
206

SUCCESSOR TRUSTEES' DEED

WHEREAS, by Deed of Trust dated the 5th day of June, 1988, and recorded in Book 7262, Page 984, Register's Office for Davidson County, Tennessee, Leonard M. Thompson, Sr. conveyed to Rick M. Johnson and Richard R. Clark, Trustees, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein set forth; and

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

WHEREAS, Rick M. Johnson, Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in them required by law and by said Deed of Trust, by giving three (3) successive publications, namely: November 17, November 24 and December 1, 1988, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash, free from the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement, on December 14, 1988, at 10:00 a.m. at the South Door of the County Courthouse in Davidson County, Tennessee, he, as Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time James Robert Vaughn and wife, Claudleen Vaughn submitted the highest and best bid of $ 35,000.00 in the amount of cash.

NOW, THEREFORE, in consideration of the premises, the undersigned Trustee, Rick M. Johnson, do hereby sell, transfer and convey to the said James Robert Vaughn and wife, Claudleen Vaughn, their successors and assigns, in fee simple, forever, and in bar all equities above mentioned, the following described real property, to wit:

Being Lot No. 64 and the easterly 22 feet 2 inches of Lot No. 63 on the Revised Plan of Trimble's National Hill Addition, as of record in Book 21, Page 121, Register's Office for said County.

Said Lot No. 64 and the easterly part of Lot No. 63 front together 72 feet 2 inches on the northerly side of South Hill Street and run back between parallel lines, with the westerly margin of East Hill Street, 120 feet to an alley.

Being the same property conveyed to Leonard M. Thompson, Sr. by deed from James Robert Vaughn and wife, Claudleen Vaughn of record in Book 7262, Page 980, said Register's Office for Davidson County, Tennessee.

Being improved property known as **40 Hart Street, Nashville, Davidson County, Tennessee.**

The said Rick M. Johnson, Trustee convey to James Robert Vaughn and wife, Claudleen Vaughn, all the rights conveyed to him as said Trustee in said Deed of Trust, including such covenants and warranties as he, as such Trustee, may lawfully make, all their actions in the premises being solely as Trustee and, not otherwise, under the power vested in them under said Deed of Trust hereinabove referred to and not as individuals.

Witness my hand at Nashville, Tennessee, this 15th day of December, 1988.

Rick M. Johnson, Trustee

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 Rick M. Johnson, Trustee, the bargainors, 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 the 15th day of December, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-11-91

94389

FILED DEC 16 2 53 PM '88

8466 12/16 0101 01CASH 115.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

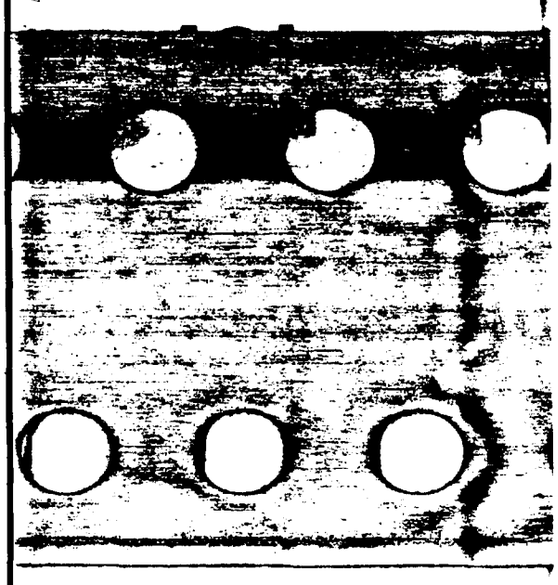
The actual consideration or value of the property is $35,000.00

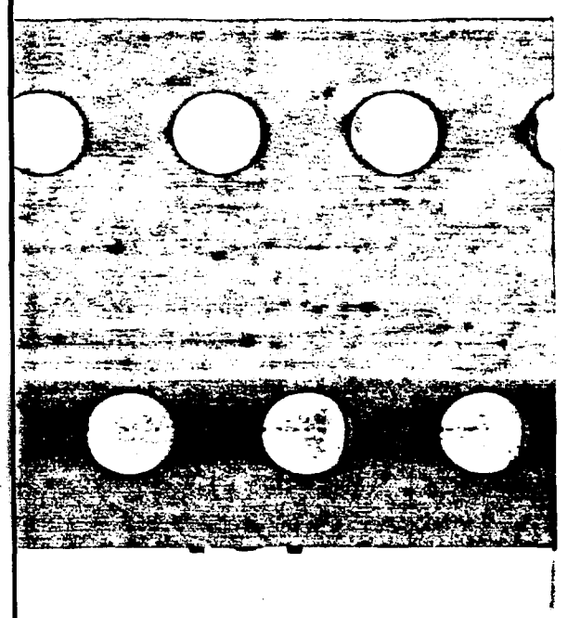
AFFIANT

SWORN to and subscribed before me this 16th day of December, 1988.

~~MY COMMISSION EXPIRES:~~

~~NOTARY PUBLIC~~





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

RECEIVED OF _____

FOR _____

BOOK 7729 PAGE 864

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	35000.00
CON TX	115.50
PRFEE	0.50
WDEED	6.00
TOTAL	122.00
CASH	122.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/16/88 01 14:52 0001 8466

943889

IDENTIFICATION REFERENCE

Dec 16 2 53 PM '88

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

No. 164632