THIS INSTRUMENT PREPARED BY:
John W. Stapp IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219
(615) 244-0030

Name of Buyer	Send Tax Bills To:	Map-Parcel
Citizens Savings Bank and Trust Company 400 Charlotte Avenue Nashville, TN 37219	Same	Map 130-03 Parcel 3

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 21, 1986, and recorded in Deed of Trust Book 7048, Page 306, in the Register's Office for Davidson County, Tennessee, Glenn G. Dukes and Buddy R. Dukes and wife Patsy Dukes conveyed to Henry Hill, 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 holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 7735, Page 410, 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 20th day of January, 1989, at the main door of the Courthouse of Davidson, 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, Citizens Savings Bank and Trust Company ("Grantees"), being the highest and best bidder, became the purchasers of the property at and for the sum of One Hundred Twenty-Six Thousand Five Hundred Dollars and No Cents ($126,500.00).

NOW, THEREFORE, in consideration of the premises contained herein, the undersigned, John W. Stapp, IV, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantees, in fee simple forever, the property described as follows:

> A certain tract of land known as Lot 36 on the plan of Treemont, as of record in Book 6250, Page 895, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more accurate description.
>
> Being the same property conveyed to Glenn G. Dukes and Buddy R. Dukes, as equal tenants-in-common, by deed of record in Book 6959, Page 579, Register's office for Davidson County, Tennessee.

To have and to hold said real estate unto the Grantees, their successors and assigns, forever in fee simple.

The 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 the Grantees, all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, John W. Stapp, IV, Successor Trustee, has executed these presents this 23rd day of January, 1989.

John W. Stapp, IV
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Glenda S. Payton, Notary Public in and for the aforementioned state and county, the within named John W. Stapp, IV, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of January, 1989.

Glenda S. Payton
Notary Public

My Commission Expires:
10-30-89

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 126,500.00.

John W. Stapp IV Successor Trustee

Sworn to and subscribed before me this 23rd day of January, 1989.

Glenda S. Payton
Notary Public

My Commission Expires:
10-30-89

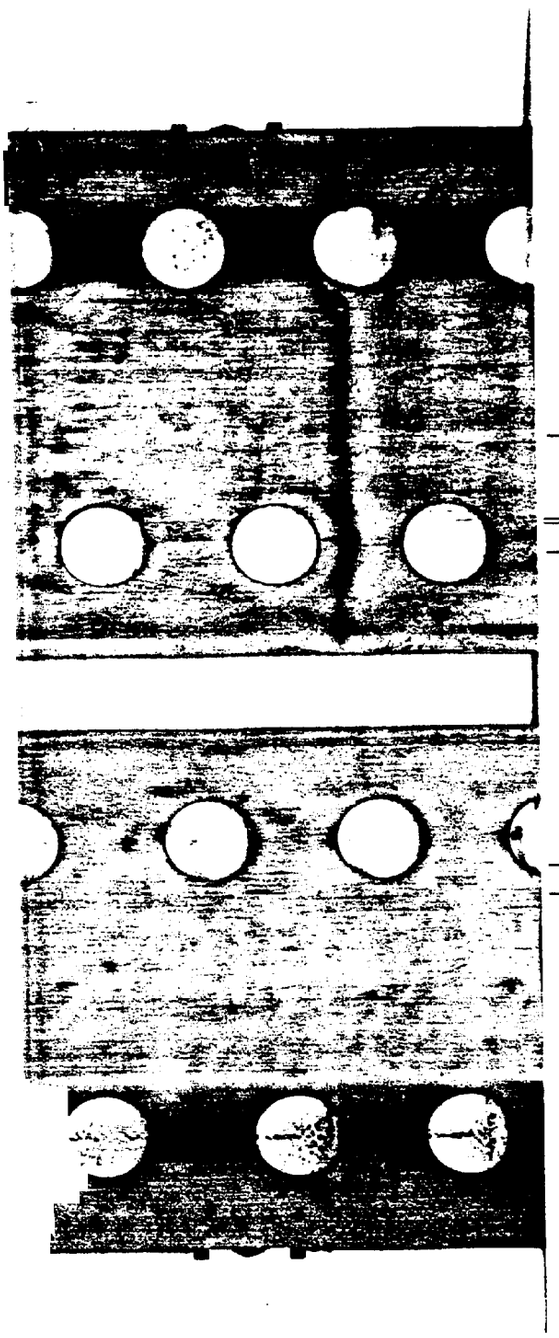
RUSH

7255 01/25 01:01 03CHECK 426-95

JAN 25 4 06 PM '89

IDENTIFICATION REFERENCE

04018



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

RECEIVED OF _____

FOR _____

BOOK 7758 PAGE 571

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	
				126500.00
			CON TX	417.45
			PRFEE	0.50
			MIEED	9.00
			TOTAL	426.95
			CHECK	426.95
01/25/89		01	16:09 0001	9255

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

040018

IDENTIFI REFERENCE

JAN 25 4 06 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 175872