Name and address of new owner:	Send tax bills:	Prepared by:
Andrew W. Regg, Jr. 371 Cumberland Hills Dr. Madison, TN 37115	Fidelity Federal Savings & Loan Assn. 401 Union Street Nashville, TN 37201	D.W. McMackin P.O. Box 2758 Nashville, TN

41-04-87
10D36256

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated August 24, 1979, and recorded in Book 5489, page 153, Register's Office, Davidson County, Tennessee, Nova B. Long, unmarried, conveyed to Harl Rose, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 7, 1983, and recorded in Book 6034, page 153, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 19, 26 and February 2, 1989, stating that on February 17, 1989, at 12:10 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are

expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 4442, page 913, Register's Office, Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D. W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Andrew W. Regg, Jr. and Charles E. Binkley, as tenants in common, for $42,000.00, which amount was the second highest and best bid, the highest, best and last bidder having failed to make payment in the allotted time for such payment.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest and best bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Andrew W. Regg, Jr. and Charles E. Binkley, as tenants in common, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

Land in the 11th Metropolitan Councilmanic District (formerly the 10th Civil District) in Nashville, Davidson County, Tennessee, being Lot No. 173, Dalemere Subdivision, Section 7, as of record in Book 3700, page 123, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to Nova B. Long (now Butler) by deed from Robert W. Slate and wife, Ruth N. Slate, of record in Book 4442, page 911, Register's Office, Davidson County, Tennessee.

This is improved property located at 4022 Havendale Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and

warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 17th day of February, 1989

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, 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, TN, on this the 17th day of February, 1989.

Joan Catherine Tolland
Notary Public

My Commission Expires: 11/10/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $64,000.

Andrew W. Rogers Jr.
Affiant

Subscribed and sworn before me, this 17th day of February, 1989.

S. Scott Wardlaw
Notary Public

My Commission Expires: ~~My Commission Expires July 15, 1992~~

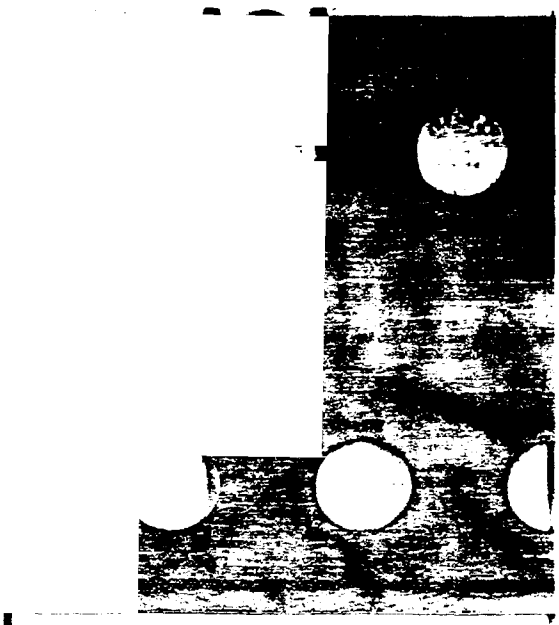
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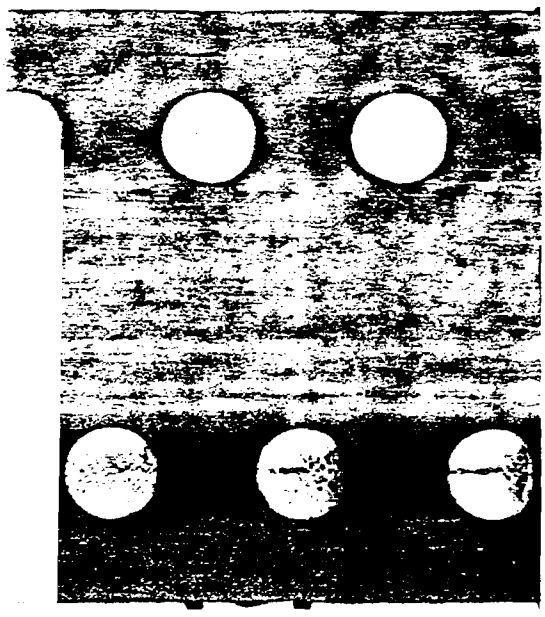
IDENTIFICATION REFERENCE

FEB 23 3 23 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

9708 02/23 0101 03CHECK 220.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 387

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 64000.00
CON TX 211.20
PRFEE 0.50
WDEED 9.00
TOTAL 220.70
CHECK 220.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/89 01 15:25 0001 9708

11065

IDENTIFICATION REFERENCE

Feb 23 3 23 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 184142