Return to: Baker, Worthington
313 E. Main, Suite 1
Hendersonville, TN 37075

File 16

Name and address of new owner:	Send tax bills:	Prepared by:
James S. Sweeney, Jr. P.O. Box 1417 Madison, TN 37116	Same	D.W. McMackin 219 5th Avenue, N. Nashville, TN 37219

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118-05-A17C0
16DA15338

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 17, 1973, and recorded in Book 4758, page 493, Register's Office, Davidson County, Tennessee, Leonard E. Mingo and wife, Shirley Mingo, conveyed to Union Planters National Bank of Memphis, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated April 29, 1986, and recorded in Book 6855, page 361, 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 December 8, 15 and 22, 1988, stating that on January 6, 1989, at 12:20 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

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 James S. Sweeney, Jr. for $20,955.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last 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 James S. Sweeney, Jr. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being a certain building site or lot, designated as No. 5-D, and further identified as Parcel No. 17 on Property map No. 118-5-A, as shown on the Revised Plan of St. Martin Square, as of record in Book 4460, page 186, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

BEING the same property conveyed to Leonard E. Mingo and wife, Shirley Mingo, by deed from St. Martin, Inc., of record in Book 4758, page 491, Register's Office, Davidson County, Tennessee.

This is improved property located in 940 Gale Lane, Unit 123, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee 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 6th day of January, 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 6th day of January, 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 $20,955.00.

D.W. McMackin
Affiant

Subscribed and sworn before me, this 6th day of January, 1989.

Joan Catherine Tolland
Notary Public

My Commission Expires: 11/10/91

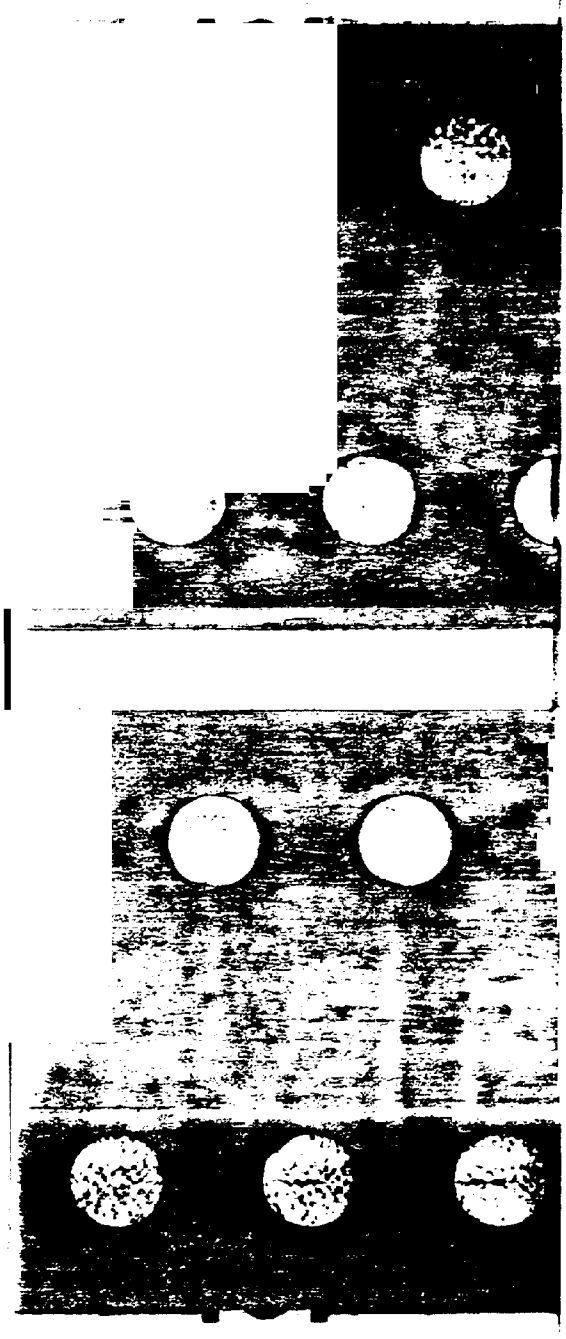
1226 03/01 0101 03CHECK 78.80

125555

TENNESSEE REAL ESTATE TRANSFER

MAR 1 10 59 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7782 PAGE 670

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	20955.00
CON TX	69.30
PRFEE	0.50
WDEED	9.00
TOTAL	78.80
CHECK	78.80

03/01/89 01 11:01 0001 1226

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12555

IDENTIFICATION REFERENCE

MAR 1 10 59 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 185817