BOX 51 MAP/PARCEL 8-10-238.00

This instrument prepared by:
Roy C. DeSha, Jr., Attorney
Suite 2909, The Tower Atop Stouffer
611 Commerce Street
Nashville, TN 37203

Send Tax Bills To:
USA Financial Services, Inc.
P.O. Box 90782
Nashville, TN 37207

3023 03/14 0101 03CHECK 36.20

BOOK 7792 PAGE 295

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated November 8, 1984, executed by Robert Beard and wife, Vastia F. Beard, to Roy C. DeSha, Jr., Trustee, and of record in Book 6424, page 639, Register's Office for Davidson County, Tennessee, the said Robert Beard and wife, Vastia F. Beard, conveyed to the said Trustee the there within-described real property to secure the payment of the indebtednesses described therein to USA Financial Services, Inc., and

WHEREAS, default was made in the payment of said indebtednesses and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in The Nashville Record, a newspaper published in Davidson County, Tennessee, for four (4) consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 11:45 a.m., on March 10, 1989, at the south door of the Courthouse in Davidson County, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $9,000.00, cash, said offer and bid having been made by USA Financial Services, Inc., a Tennessee corporation;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Trustee, have bargained and sold and by these presents do transfer and convey to the said USA Financial Services, Inc., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots No. 383 and 384 on the plan of J.M.T. and G.W. Harding's Addition, as of record in Book 21, page 80, Register's Office for said County.

Said Lots Nos. 383 and 384 front 63 feet each on the northerly side of Osage Street and run back between lines 150 feet to an alley, said Lot No. 383 running back with the westerly margin of 23rd Avenue North.

Being the same property conveyed to Vastia F. Beard by deed from Maxie W. Fleming, as recorded in Book 107, page 237, Register's Office for Davidson County, Tennessee.

This is improved property located at 2300 Osage Street, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said USA Financial Services, Inc., its successors and assigns forever.

This conveyance is made by me as Trustee of all my right, title and interest in the property as described in the within above-referenced Deed of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 13th day of March, 1989.

Roy C. DeSha, Jr., Trustee

FELIX E. DAVIDSON REGISTER DAVIDSON COUNTY, TN

IDENTIFICATION

16093

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 13th day of March, 1989.

Notary Public

My Commission Expires: 3-3-92

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

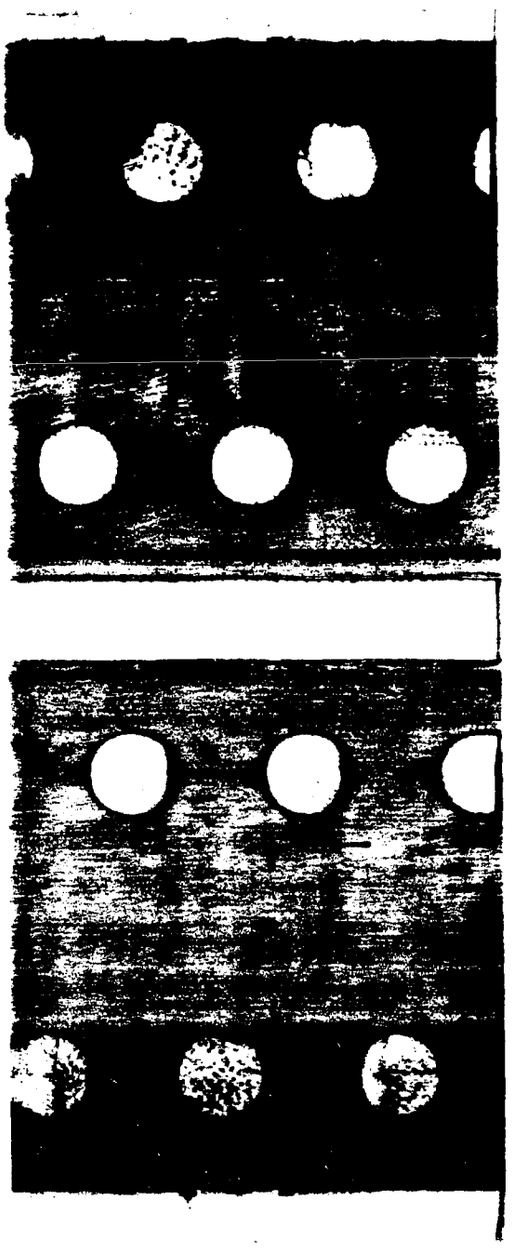
The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

Affiant

Subscribed and sworn to before me this 13th day of March, 1989.

Notary Public

My Commission Expires: 3-3-92



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7792 PAGE 297

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	9000.00
CON TX	29.70
PRFEE	0.50
WDEED	6.00
TOTAL	36.20
CHECK	36.20

03/14/89 01 09:11 0001 5323

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16093

IDENTIFICATION REFERENCE

Mar 14 9 00 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 189855