This instrument prepared by: Marc E. Overlock
Howell, Fisher & Branham
Court Square Building
300 James Robertson Parkway
Nashville, TN 37201

TRUSTEE'S QUITCLAIM DEED 9892 03/28 0101 03CHECK 111.80

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Frank H. Guzman d/b/a Guzman & Associates 904 Tinnell Lane Mt. Juliet, TN 37122	Same	119-11-0 082.0

THIS INSTRUMENT, made and entered into this the 28th day of March, 1989, by and between MARC E. OVERLOCK, Successor Trustee, Party of the First Part, and FRANK H. GUZMAN, d/b/a GUZMAN & ASSOCIATES, Party of the Second Part:

W I T N E S S E T H:

WHEREAS, on the 15th day of March, 1982, Veronica C. Bush, did execute and deliver to Julian Sewell, trustee, a deed of trust securing certain indebtedness described therein, which deed of trust was recorded in the Register's Office of Davidson County, Tennessee in Book 5864, Page 99; and

WHEREAS, said deed of trust authorized the holder of the indebtedness, Employees' Credit Association, to appoint a successor trustee, and, by an instrument in writing and recorded in said Register's Office in Book 7780, Page 796, Marc E. Overlock was appointed trustee; and

WHEREAS, the below described realty was also encumbered by a first deed of trust of record in Book 4760, Page 35. The note on this first deed of trust was assigned by the original grantee to the holder of the above-described second deed of trust, Employees' Credit Association. Marc E. Overlock was appointed successor trustee on said first deed of trust, which appointment is of record in Book 7774, Page 383 in said Register's Office; and

WHEREAS, default has been made in the payment of the indebtedness and interest as the same became due and payable on the notes secured by both above mentioned deeds of trust, and in the performance of other covenants of these deeds of trust, and the owner and holder of the notes has elected to declare the entire amount due and payable.

Thus, the above mentioned deeds of trust have been combined under the Tennessee doctrine of merger; and

WHEREAS, at the request of the holder of said indebtedness, I, Marc E. Overlock, Successor Trustee, under and by virtue of the powers vested in me as such Successor Trustee, and said merged deeds of trust advertised the real estate, as required by law and by the terms of said deeds, by giving three (3) weeks notice by three (3) weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equity of redemption, homestead, dower, and all other exemptions of every kind, as provided in said deed, and subject to all restrictions of record, all unpaid taxes, and all other prior liens of record.

Pursuant to said advertisement, on March 28, 1989 at 12:00 Noon, at the front door of the courthouse in Nashville, Tennessee, I, Marc E. Overlock, as Successor Trustee, offered for sale at public auction to the highest and best bidder the real estate hereinafter described for cash, and in bar of the aforementioned equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes, and all other prior liens of record, at which time after receiving bids, sold said property to Frank H. Guzman, d/b/a Guzman & Associates, at the price of $30,952.86, this being the highest, best, and last bid.

NOW, THEREFORE, in consideration of the premises, I, Marc E. Overlock, Successor Trustee, do hereby sell, transfer and convey to Frank H. Guzman, d/b/a Guzman & Associates, in fee simple and in bar of all equities above mentioned, and subject to all restrictions of record, all unpaid taxes, and all prior liens of record, the following described real estate to-wit:

LAND in Davidson County, being Lot 93 on the Map of Mashburn Heights, of record in Book 1835, Page 1, Register's Office for said County.

SAID lot fronts 78 feet on the southerly side of Ennis Road and runs back between lines, 147.7 feet on the easterly line and 182.4 feet on the westerly line to a dead line, on which it measures 124.5 feet.

BEING the same property conveyed to Herman L. Arms and wife, Veronica C. Arms, by deed from Frank Albert Neal, III and wife, Sylvia Darlene Neal, which is being recorded in Book 4760, Page 33, said Register's Office.

THIS conveyance is made subject to restrictive covenants of record in Book 1785, Page 133, and Book 1850, Page 439, said Register's Office; the Plan of record in Book 1835, Page 1, said Register's Office, which shows an owner's certificate, certain setback lines and easements; and a 5 foot easement for sanitary sewers and a 10 foot temporary construction easement along the rear line as of record in Book 4545, Page 240, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Veronica C. Arms by quitclaim deed from Herman L. Arms of record in Book 4882, Page 832, Register's Office for Davidson County, Tennessee. Veronica C. Arms and Veronica C. Bush being the same person.

I, Marc E. Overlock, Successor Trustee, convey to Frank H. Guzman, d/b/a Guzman & Associates, all the rights conveyed to me as such Successor Trustee, including such covenants and warranties as such Successor Trustee may lawfully make, all my action in the premises are done solely as Successor Trustee and not otherwise under the powers vested in me under the deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, on this the 28th day of March, 1989.

Marc E Overlock

MARC E. OVERLOCK
Successor Trustee
300 James Robertson Parkway
Court Square Building
Nashville, TN 37201
615-244-3370

STATE OF TENNESSEE)
:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marc E. Overlock, the within named 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, on this 28th day of March, 1989.

Lori L. Grahl

NOTARY PUBLIC

My Commission Expires:

Sept. 11, 1990

I hereby swear and affirm that the actual consideration for this transfer is $30,952.86.

Marc E Overlock

MARC E. OVERLOCK

Sworn to and subscribed before me on this 28th day of March, 1989.

Lori L. Grahl

Notary Public

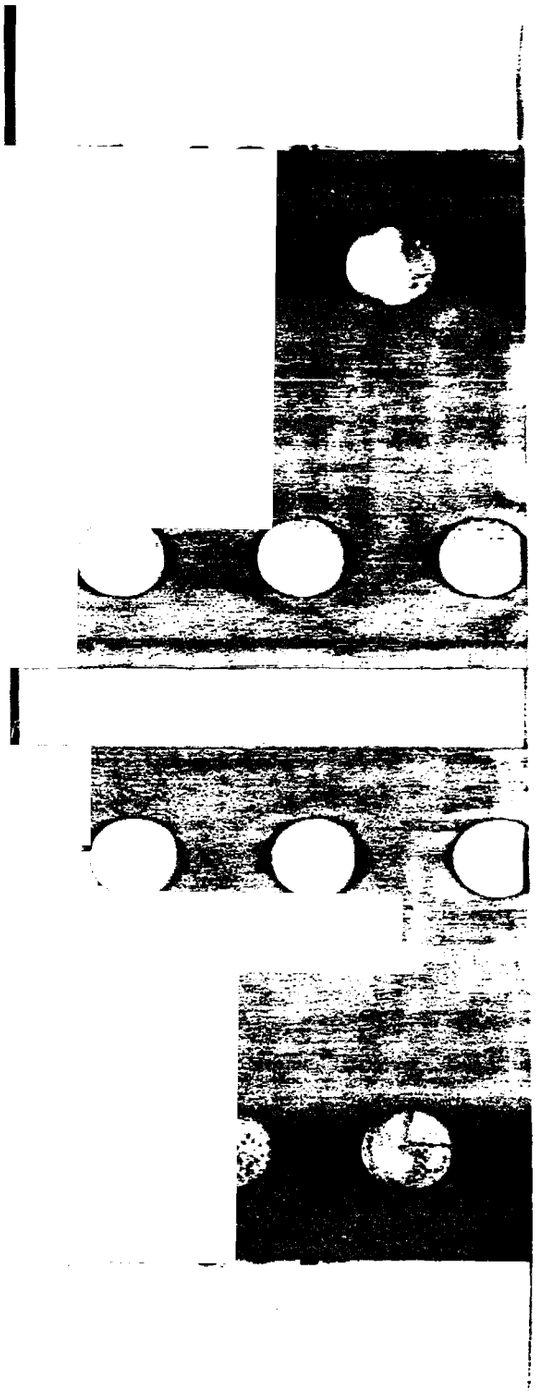
My commission expires:

Sept. 11, 1990

RUSH

MAR 28 3 58 PM '89

19963



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

RECEIVED OF _____

FOR _____

BOOK 7802 PAGE 988

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 30952.86
CON TX 102.30
PRFEE 0.50
MTGEED 9.00
TOTAL 111.80
CHECK 111.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/28/89 01 15:59 0001 9892

19963

IDENTIFICATION REFERENCE

MAR 28 3 58 PM '89

FELIX Z. WILSON, II
REGISTER

No. 194372