 Map 172-1-A Par 78 2nd

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THIS INSTRUMENT PREPARED BY:
William J. Yost, Attorney
P.O. Box 1544
198 East Main Street
Franklin, TN 37065-1544
(615) 790-9678

Send tax bill to new owner:
First Tennessee Bank, N. A.
Public Square
Franklin, TN 37064
Attention: James McGrew

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Mac Hughes Builders, Inc., by Deed of Trust (the "Deed of Trust") dated August 31, 1987, transferred and conveyed to John W. Moody, II and James M. McGrew, Jr., Trustee, the property described in Exhibit A attached hereto (the "Property") (said Deed of Trust being of record in Book 7344, page 209, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7775, page 687, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder, at public outcry, free from the equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights which are expressly waived in the Deed of Trust, at twelve o'clock (noon), March 29, 1989, at the Davidson County Courthouse, Nashville, Tennessee when and where First Tennessee Bank National Association ("Grantee"), became the last and highest bidder at the price of Forty Three Thousand and NO/100---------- DOLLARS ($ 43,000.00) cash.

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises stated above, William J. Yost, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in a full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

William J. Yost, as fully as he is authorized as Successor Trustee, and not individually or otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 7071, page 482; Book 7208, page 889, Register's Office for Davidson County, Tennessee.

3. Subject to Plan of record in Book 6900, pages 145-149 as revised in Book 6900, pages 555-559, said Register's Office.

4. Subject to easement for transmission line of record in Book 2437, page 8 and Book 2438, page 376, said Register's Office.

5. All applicable building regulations and zoning ordinances, any and all visible easements across the property, rights of others in common elements, rights or claims of parties in possession or

easements or claims of easements not shown by public records and encroachments, overlaps, boundary line disputes or other matters which would be shown by survey of premises.

6. Any and all other restrictions or prior rights, easements, encumbrances, or liens of any nature, and any rights of redemption not otherwise waived in the Deed of Trust including rights of redemption of any state or federal governmental agency.

Words used herein indicating number or gender shall be read as context may require.

Dated this 29th day of March, 1989.

William J. Yost, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Kim D. Womack, a Notary Public in and for said County and State, the within named William J. Yost, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, Tennessee, this 29th day of March, 1989.

Kim D. Womack
Notary Public

My Commission Expires: 2-28-93

KIM D. WOMACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer or value of the property transferred, whichever is greater, is Forty Three Thousand and NO/100---------- DOLLARS ($ 43,000.00).

AFFIANT

Subscribed and sworn to before me this 29th day of March, 1989.

Kim D. Womack
Notary Public

My Commission Expires: 2-28-93

KIM D. WOMACK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Lot No. 78 on the revised Plat of Copperfield of record in Book 6900, page 145, Register's Office, Davidson County, Tennessee, (as revised in Book 6900, pages 555 - 559, said Register's Office) to which said Plat reference is made for a more complete and accurate description.

Being the same property conveyed to Mac Hughes Builders, Inc. by deed from Homes By Heritage, Inc., a Tennessee corporation, of record in Book 7344, page 206, RODC, Tennessee.

0476 03/30 0101 03CHECK 151.40

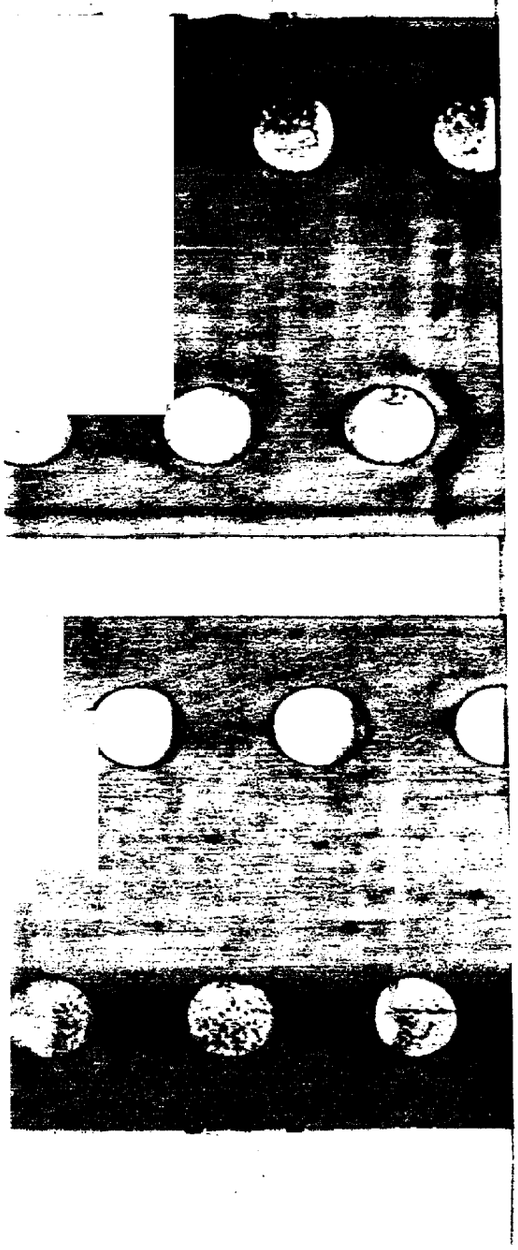
20487.

IDENTIFICATION REFERENCE

MAR 30 10 49 AM '89

PEGGY WILSON REGISTER
DAVIDSON COUNTY, TN

RUSH



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

RECEIVED OF _____

FOR _____

BOOK 7804 PAGE 599

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 43000.00
CON TX 141.90
PRFEE 0.50
WDEED 9.00
TOTAL 151.40
CHECK 151.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/89 01 10:50 0001 0476

20487.

IDENTIFICATION REFERENCE

MAR 30 10 49 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 194947