This Instrument Prepared By:
Kathi L. Padgett
WATKINS, McGUGIN, McNEILLY & ROWAN
Suite 300, 214 Second Avenue North
Nashville, Tennessee 37201

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 17, 1986, recorded in Book 6990, page 145, and re-recorded in Book 7015,page 732, Register's Office for Davidson County, Tennessee, Glenn M. Adams and wife, Laura K. Adams, conveyed to Edward Seddon, Trustee, the real estate hereinafter described, to secure a Note dated September 17, 1986, in the amount of $79,800.00, payable to Colwell Financial Corporation, said Deed of Trust having been assigned to Southmark Mortgage Corporation, successor to Colwell Financial Corporation, together with the debt secured thereby evidenced by a Deed of Trust Note of even date; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust, the lawful owner, having substituted Kathi L. Padgett as Trustee in Edward Seddon's stead by instrument of record in Book 7796, page 924, of said Register's Office, called on said Kathi L. Padgett, Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Trustee, therefore, pursuant to the authority vested in her as Trustee, and pursuant to the terms and provisions of said Deed of Trust, did advertise the property by publishing a Notice of Sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on April 10, 1989, at the Nashville/Davidson County Metropolitan Courthouse in Nashville, Tennessee, at public outcry to the highest bidder for cash, free from the equity of redemption, statutory redemption, homestead, dower and all other exemptions of every kind, but subject to all unpaid taxes and any liens which take priority as a matter of law.

Pursuant to said Notice of Sale, the Trustee, at the time and place set forth therein, offered the property for sale to the

highest bidder for cash and sold said property to Southmark Mortgage Corporation, for the sum of $ 85,993.25, this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its Note and its permissable expenses and fees incurred as of the date of sale, the Trustee has this day bargained and sold, and does hereby sell, transfer and convey unto Southmark Mortgage Corporation, their successors and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 112 ON THE PLAN OF SHERWOOD FORREST, SECTION 3, OF RECORD IN BOOK 4460, PAGE 81, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 112 FRONTS THE NORTHWESTERLY MARGIN OF WHITTIER DRIVE 72 FEET AND RUNS BACK BETWEEN LINE WHICH MEASURES 128.40 ON THE SOUTHWESTERLY MARGIN, 180.62 FEET ON THE NORTHWESTERLY MARGIN, TO A LINE IN THE REAR ON WHICH IT MEASURES 91.47 FEET.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon, unto the said Southmark Mortgage Corporation, their successors and assigns, in fee simple forever, in bar of the equity of redemption, statutory redemption, homestead and dower, and all other exemptions of every kind, but subject to all unpaid taxes and any liens taking priority as a matter of law.

AND THE TRUSTEE does hereby transfer, assign and set over to the said Southmark Mortgage Corporation, their successors and assigns, all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as she is authorized to do as Substitute Trustee, subject to any exceptions noted herein and shown of

record, but no further or otherwise.

WITNESS my hand this 10th day of April, 1989.

Kathi L. Padgett
TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within-named Kathi L. Padgett, Trustee, the bargainor, with whom I am personally acquanted or who presented sufficient evidence of her identity, and who acknowledged that she as such Trustee executed the foregoing instrument for the purpose contained therein and no other.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of April, 1989.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:
3-11-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of this transfer, whichever is greater, is $85,993.25.

4237 04/10 0101 03CHECK 293.30

D. Dawn Wally III
AFFIANT

Sworn to and subscribed before me this 10th day of April, 1989.

Laurie F. Nelson
NOTARY PUBLIC

My Commission Expires:
3-11-91

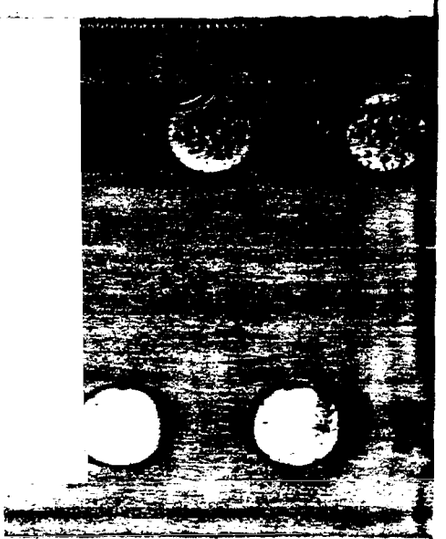
BUYER: Southmark Mortgage Corporation
Ms. Ginger Stewart
P. O. Box 353
Louisville, Kentucky 40201

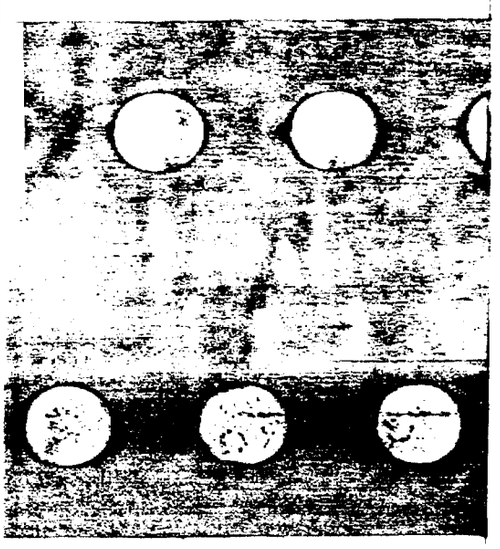
(Tax Bills May Be Sent To The Above Address)

Map & Parcel No.: 65-9-78

RECEIVED
APR 10 3 13 PM '89

23645





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

RECEIVED OF _____

FOR _____

BOOK 7813 PAGE 554

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 85993.25
CON TX 283.80
PRFEE 0.50
MDEED 9.00
TOTAL ~~293.30~~
CHECK ~~293.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/10/89 01 15:14 0001 4237

23649

APR 10 3 13 PM '89

No. 198643