Name and address of new owner:

Van A. Lambeth
705 Frankfort Drive
Hermitage, TN 37076

Send tax bills:

Same

Prepared by:

D.W. McMackin
219 5th Avenue, N.
Nashville, TN 37219

75-06-24
4D34835

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 17, 1986, and recorded in Book 6837, page 864, Register's Office, Davidson County, Tennessee, Robert E. MacClary and wife, Marie B. MacClary, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 16, 1989, and recorded in Book 7776, page 650, 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 March 30, and April 6 and 13, 1989, stating that on April 21, 1989, at 12:00 noon 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 Van A. Lambeth and wife, Sue Ellen Barnard for $47,850.00, 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 Van A. Lambeth and wife, Sue Ellen Barnard, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 265 on the plan of Hermitage Estates, Section II, of record in Book 3700, page 23, Register's Office for said County.

Said Lot No. 265 fronts 90.0 feet on the westerly margin of Sweden Drive and extends back 134.77 feet on the northerly line and 134.79 feet on the southerly line to a dead line in the rear, measuring 90.0 feet thereon.

Being the same property conveyed to Robert E. MacClary and wife, Marie B. MacClary, by deed from John W. Welch and wife, Jean P. Welch, of record in Book 6837, page 861, Register's Office, Davidson County, Tennessee.

This is improved property located at 4246 Sweden Drive, Hermitage, TN 37076.

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 21st day of April, 1989

D.W. McMackin
Substitute Trustee

0146 04/28 0101 03CHECK 167.24

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 21st day of April, 1989.

Joan Catherine Tillard
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 $47,850.00.

D.W. McMackin, Substitute Trustee
Affiant

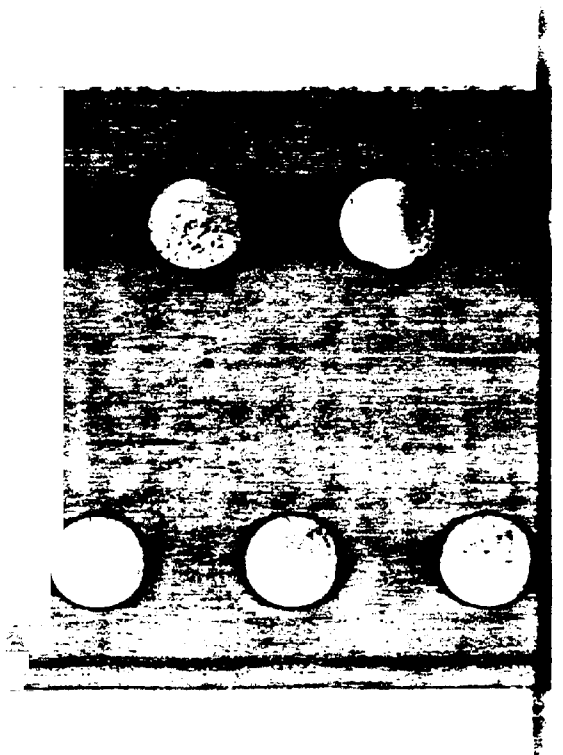
Subscribed and sworn before me, this 21st day of April, 1989.

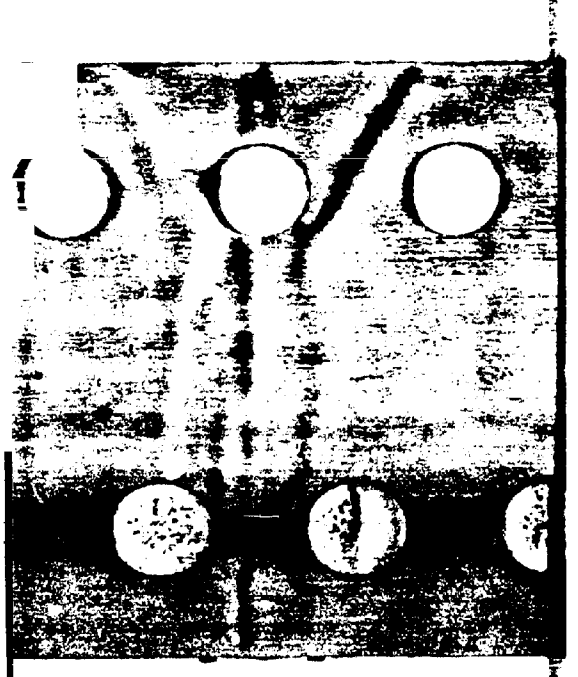
Joan Catherine Tillard
Notary Public

My Commission Expires: 11/10/91

28571

APR 28 10 25 AM '89





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 406

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 47850.00
CON TX 157.74
PRFEE 0.50
WDEED 9.00
TOTAL 167.24
CHECK 167.24

04/28/89 01 10:26 0001 0146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28577

APR 28 10 25 AM '89

No. 204474