THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Trustee

Map 92-6
Parcel 559

TRUSTEE'S DEED

TO: BETTY J. SOUTHALL
883 General George Patton Road
Nashville, TN 37221

WHEREAS, by Deed of Trust executed March 7, 1988, and recorded in Book 7486, page 511, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Southeast Mortgage and Trust Company, Inc., Trustee, (Mortgagor) to M. Norris Jenkins, Trustee, to secure payment of a promissory note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, its heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Betty J. Southall, is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 7486, page 511, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, April 28, 1989, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Betty J. Southall was the highest and best bidder for cash, said bid being in the amount of $55,000.00

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents

transfer and convey to Betty J. Southall, her successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of J. W. Turner's Subdivision of Lot No. 21 Boyd McNairy's Plan, as of record in Book 57, page 129, Register's Office for said County.
>
> Said Lot fronts 50 feet on the easterly side of 27th Avenue North (formerly Lena Avenue) and extends back between a parallel line 184 feet to an alley.
>
> Being the same property conveyed to Southeast Mortgage and Trust Company, Inc., Trustee, by deed from Citizens Savings Bank and Trust Company of record in Book 7193, page 378, Register's Office for Davidson County, Tennessee.

It is the intention and purpose of M. Norris Jenkins, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. This sale is in accordance with the Federal Housing and Community Development Act of 1987, Section 569 Sub(2)(B) and there is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 28th day of April, 1989, by subscribing hereto my official signature.

M. NORRIS JENKINS

M. Norris Jenkins
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 28th day of April, 1989, at Nashville, Tennessee.

My Commission Expires:

11-17-89

NOTARY PUBLIC

Phyllis Keenon
NOTARY PUBLIC

BOOK 7827 PAGE 540

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $55,100.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of April, 1989, at Nashville, Tennessee.

My Commission Expires:
11-12-89

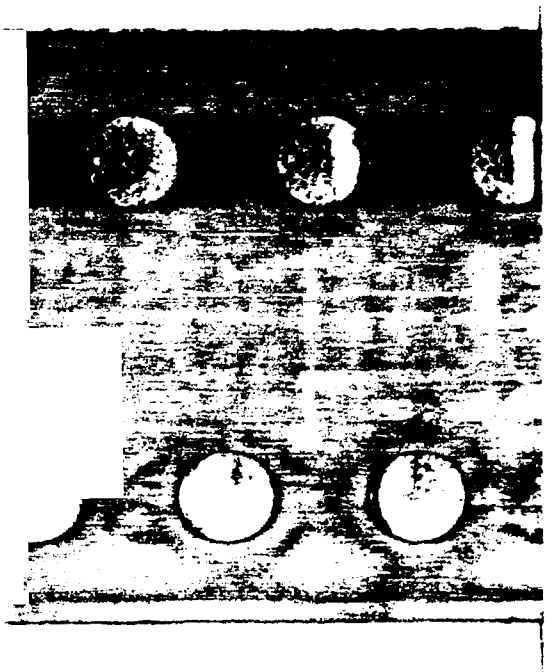
NOTARY PUBLIC

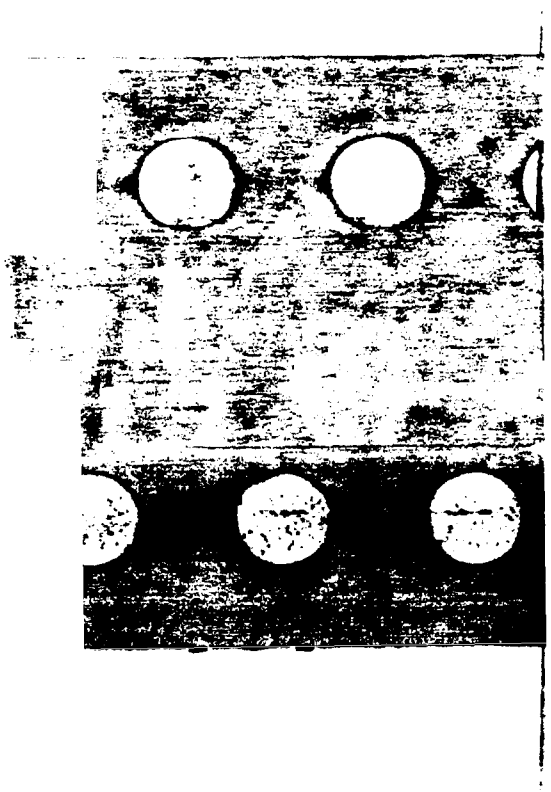
ADDRESS OF NEW OWNER:
SEND TAX BILLS TO: Betty J. Southall
833 General George Patton Road
Nashville, TN 37221

28643

APR 28 11 10 AM '89

0218 04/28 0101 03CHECK 191.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7827 PAGE 541

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	55000.00
			CON TX	181.50
			PRFEE	0.50
			WDEED	9.00
			TOTAL	191.00
			CASH	191.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/89 01 11:12 0001 0218

28643

APR 28 11 10 AM '89

No. 204546