Box 14

DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

ADDRESS NEW OWNER:

Edwin B. Raskin, Trustee
110 Westwood Place
Nashville, TN 37027

SEND TAX BILLS: Same

MAP AND PARCEL NO.
92-13-431
11W-72740

34052

IDENTIFICATION REFERENCE

May 18 2 31 PM '89

FILED & WILSON LEE PESNELL
REGISTER DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is ~~$9~~,208.22

B Anthony Saunders
Affiant

Subscribed and sworn to before me this 11 day of May, 1989.

Susan Calvert-Rosenberger
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3/3/92

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed dated December 15, 1978, of record in Book 5375, page 691, Register's Office for Davidson County, Tennessee, Marion Glen Owen conveyed the property hereinafter described to William L. Rosenberg, Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, a default having occurred in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Installment Deed, and the lawful owner and holder of said indebtedness having declared all of the unpaid installments due and payable and called upon the Trustee under the Installment Deed to exercise the power of sale conferred by said Installment Deed, and to sell the hereinafter described property; and

WHEREAS, I, B. Anthony Saunders, having been appointed Successor Trustee in the place of William L. Rosenberg, Trustee (who refused to act) by instrument of record in Book 7783, page 83, said Register's Office, did give notice of the time and place of the foreclosure sale by publication in The Nashville Record, a newspaper of general circulation published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on April 13, April 20, and April 27, 1989, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, B. Anthony Saunders, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and free from equity of redemption and homestead, on May 11, 1989, at 12:00 p.m., at the Main (south) door of the Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale Edwin B. Raskin, Trustee, the beneficial owner and holder of the indebtedness secured by the Deed of Trust, was the highest bidder, the amount of his bid being Nine Thousand Two Hundred Eight Dollars and 22/100ths ($9,208.22) Dollars; and

WHEREAS, the indebtedness secured by the Installment Deed, together with the expenses of the foreclosure, being equal to or exceeding the amount of the bid, accordingly, the purchaser was not required to pay any cash to the Successor Trustee;

NOW, THEREFORE, in consideration of the premises, the bid referenced above, and other valuable consideration, the receipt and sufficiency of which consideration are acknowledged, I, B. Anthony Saunders, in my capacity as Successor Trustee under the said Installment Deed of record in Book 5375, page 691, Register's Office for said County, do hereby transfer, assign, and convey unto Edwin B. Raskin, Trustee, with full power to convey, sell, encumber and transfer without the joinder of any beneficiary, his successors and assigns, all of the right, title and interest in and to the property described below which I have a right to transfer, in as full and ample a manner as I, as Successor Trustee under said Installment Deed, can or should convey, but not further or otherwise. The property is sold without any other warranty as to the quantity or quality of title thereof.

Land in the Davidson County, Tennessee, being Lot No. 153 on the Map of Hortense Place as of record in Book 161, page 167, said Register's Office for said county.

Said Lot No. 153 fronts 50 feet on the southerly side of Dakota Avenue, formerly 4th Avenue and runs back 150 feet between parallel lines to an alley.

Being the same property conveyed to Stanley M. Chernau, Trustee, by instrument of record in Book 5364, page 490, said Register's Office, then to Marion Glen Owen by instrument of Record in Book 5375, page 692, said Register's Office, and subsequently to Ronnie Wilson Waters and wife, Carsie Diane Waters by deed of record in Book 5471, page 747, Register's Office for Davidson County.

This is improved property known as: 3505 Dakota Avenue
Nashville, TN 37209

This conveyance is made expressly subject to unpaid taxes, all matters shown on the Plan of record in Book 161 page 167, said Register's Office, and any and all other prior restrictions, encumbrances or liens of any nature.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said B. Anthony Saunders, Trustee, forever.

IN WITNESS WHEREOF, the said B. Anthony Saunders, Successor Trustee, has hereunto set his hand this 11th day of May, 1989.

B Anthony Saunders, Successor Trustee

B. Anthony Saunders,
Successor Trustee and
not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

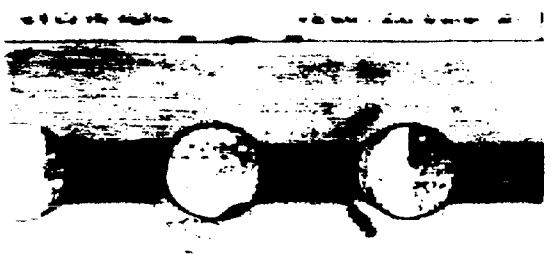
Personally appeared before me, the undersigned, Notary Public, B. Anthony Saunders, Trustee and not otherwise, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of May, 1989.

Susan Calvert-Rosenberger
Notary Public

My commission expires: 4/3/92

5/19/89 0101 03CHECK 36.86





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7844 PAGE 232

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

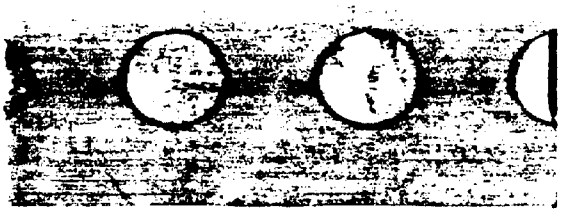
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 9208.22

CON TX	30.36
PRFEE	0.50
WDEED	6.00
TOTAL	36.86
CHECK	36.86

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/18/89 01 14:34 0001 7519



34052

IDENTIFICATION REFERENCE

May 18 2 31 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 210217