DOX 5

Name and address of new owner:	Send tax bills:	Prepared by:
ITT Financial Services 3432 A Lebanon Road Hermitage, TN 37076	Same	D.W. McMackin 219 Fifth Ave, N. Nashville, TN 37219

71-08-24
12DZ05235

BOOK 7844 PAGE 497

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated July 6, 1982, and recorded in Book 5910, page 18, Register's Office, Davidson County, Tennessee, Walter Elmer Russell and wife, Linda Faye Russell, conveyed to Joseph B. Pitt, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated February 28, 1989, and recorded in Book 7798, page 320, 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 20 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 April 13, 20 and 27, 1989, stating that on May 12, 1989, at 12:10 p.m. 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 ITT Financial Services for $24,757.00, 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 ITT Financial Services (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being the east 1/2 of Lot No. 83 on the Plan of J.B. Haynie's Oriental Plan, as of record in Book 161, pages 26 and 27, Register's Office for said County.

Said part of said lot fronts 50 feet on the northerly side of Duke Street and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Walter Elmer Russell and wife, Linda Faye Russell, by deed from Ada V. Wooten, unmarried, of record in Book 5910, page 15, Register's Office, Davidson County, Tennessee.

This is improved property located at 307 Duke Street, Nashville, TN 37207.

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 12th day of May, 1989.

D.W. McMackin
Substitute Trustee

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 12th day of May, 1989.

Joan Catherine Tolbert
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 $24,757.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 12th day of May, 1989.

Joan Catherine Tolbert
Notary Public

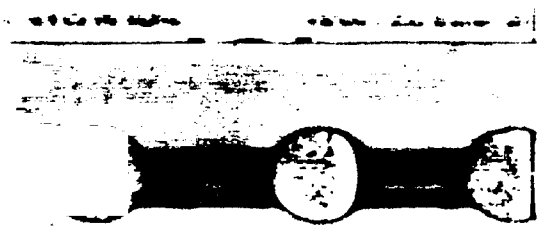
My Commission Expires: 11/10/91

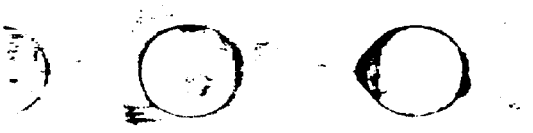
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

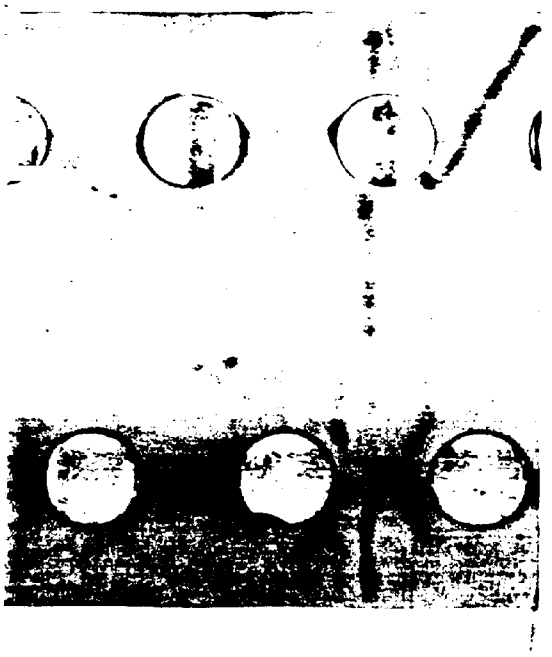
7599 05/19 0101 03CHECK 91.34

May 19 8 02 AM '89

341127







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7844 PAGE 500

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 24757.00
CON TX 81.84
PRFEE 0.50
MDEED 9.00
TOTAL 91.34
CHECK 91.34

05/19/89 01 08:04 0001 7599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34127

IDENTIFICATION REFERENCE

MAR 19 8 02 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENNESSEE

No. 210995