MAP 51-11
PARCEL 86
11D-18988

BOOK 7871 PAGE 377

7716 06/22 0101 03CHECK 119.69

THIS INSTRUMENT PREPARED BY: Vicky V. Klein
405 Two Mile Pike
Goodlettsville, TN 37072

SUCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 13, 1986, and recorded in Book 6762, Page 422, in the Register's Office for Davidson County, Tennessee, STEPHEN P. SANDERS and wife LINDA A. SANDERS conveyed to JONATHAN J. FOLEY, JR., Trustee, the hereinafter described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 7755, Page 136, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of the beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 22nd day of June, 1989, at the South door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash at which sale EDWARD J. STONE and wife HELEN E. STONE, ("Grantees"), being the highest and best bidder, became the purchaser of the Property at and for the sum of Thirty Four Thousand Three Hundred Twenty-Six and 63/100 Dollars ($34,326.63).

NOW, THEREFORE, in consideration of the premises, the undersigned, Vicky V. Klein, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 13 on the Plan of Oakland Acres, Section II, as of record in Book 3700, Page 26, Register's Office for said County, described as follows:
>
> BEGINNING on the westerly margin of Oakland Acres Drive at the common corner of Reserve Parcel "A" and Lot No. 13; thence, with the line between said two lots westerly 262.29 feet to a point; thence, northeasterly 209.7 feet to the southerly margin of Freda Villa easterly 169.13 feet to the beginning of a curve; thence, around said curve having a radius of 25 feet southwesterly 37.28 feet to the westerly margin of Oakland Acres Drive; thence, with the westerly margin of said Drive southerly 133.46 feet to the beginning.

TOGETHER WITH all and including any improvements located on the Property.

SUBJECT TO all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record, including a first mortgage held by Old Hickory Employees Credit Union, of record in Book 6762, Page 420.

The last registered instrument relating to the Property is the Appointment of the Substitute Trustee recorded in Book 7755, Page 136, said Register's Office.

This is improved property located at 1400 Oakland Acres Drive, Madison, Tennessee, 37115.

TO HAVE AND TO HOLD the said described real estate unto the Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, Vicky V. Klein, Successor Trustee, has executed these presents this 22nd day of June, 1989.

Vicky V. Klein
Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 22nd day of June, 1989, before me personally appeared Vicky V. Klein, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My Commission Expires: 1/23/93.

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $34,326.63.

Affiant

Sworn to and subscribed before me,

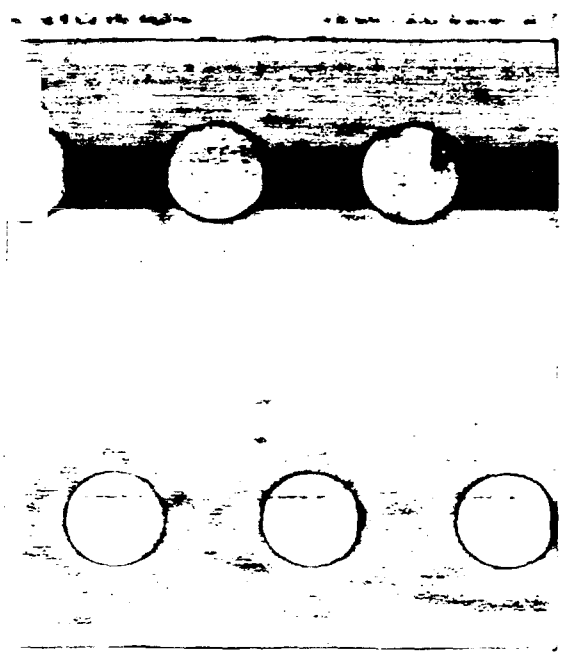
this 22nd day of June, 1989.

Notary Public

My Commission Expires: 1/23/93.

RUSH
JUN 22 12 17 PM '89

433394



OFFICIAL RECEIPT

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

RECEIVED OF _____

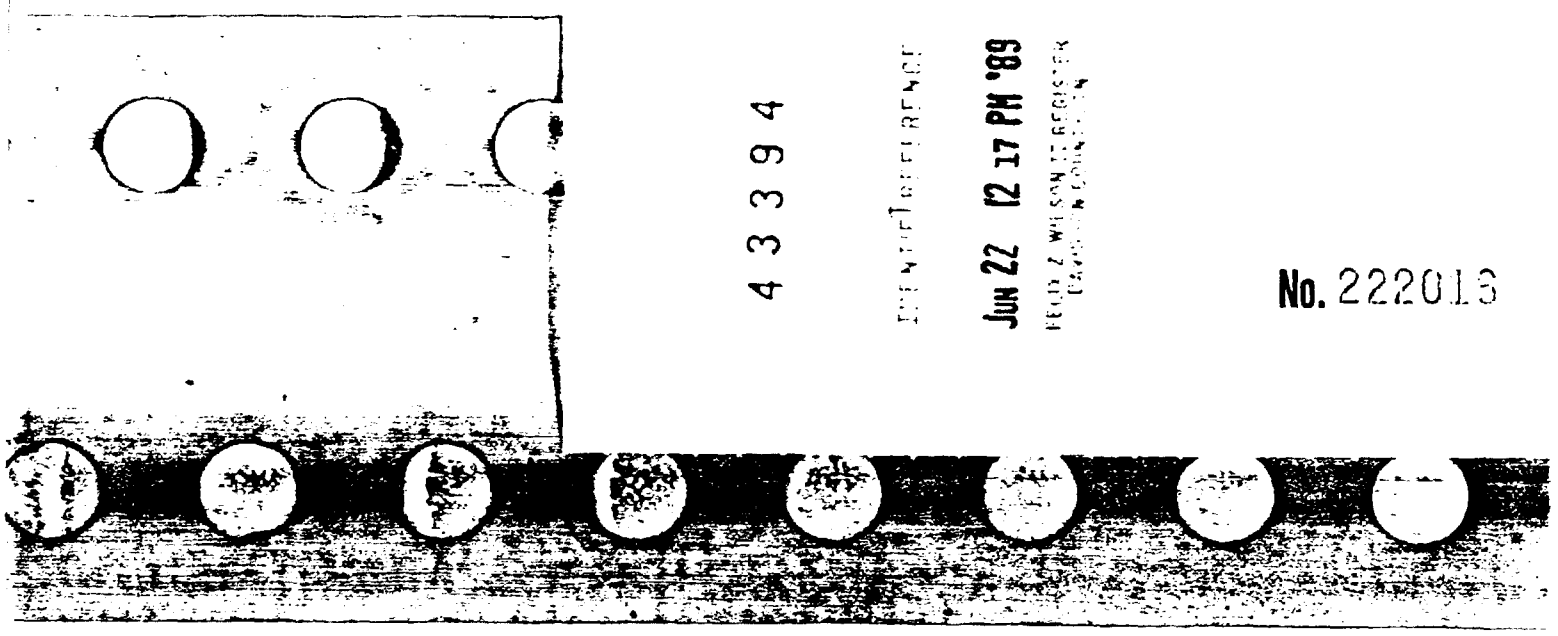
FOR _____

BOOK 7871 PAGE 379

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 34326.63
				CON TX 113.19
				PRFEE 0.50
				WDEED 6.00
				TOTAL 119.69
				CHECK 119.69
06/22/89	01			12:19 0001 7716

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



43394

Jun 22 12 17 PM '89

No. 222013