Name and address of new owner:

ABQ Financial Services, Inc.
5320 Nolensville Road
Nashville, TN 37211

Send tax bills:

Same

Prepared by:

D.W. McMackin
219 Fifth Ave, N.
Nashville, TN 37219

72-13-317
27W25000

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated December 30, 1988, and recorded in Book 7743, page 87, Register's Office, Davidson County, Tennessee, James A. Meadows and wife, Brenda P. Meadows, conveyed to Richard Northcutt, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 5, 1989, and recorded in Book 7838, page 462, 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 May 25 and June 1 and 8, 1989, stating that on June 16, 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,

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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 ABQ Financial Services, Inc. for $44,200.00, 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 ABQ Financial Services, Inc. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

Land in Davidson County, Tennessee, being the westerly 25 feet on Lot No. 33 and the easterly 50 feet of Lot No. 34 on the Plan of Sharpe and Horn's Fourth Addition, as of record in Book 161, page 172, Register's Office for said County.

Said parts of Lots Nos. 33 and 34 front together 75 feet on the southerly side of West Douglas Avenue, formerly Hinton Street, and run back between parallel lines, 160 feet to an alley.

Being the same property conveyed to James A. Meadows and wife, Brenda P. Meadows, by deed from Gordon Cloyd and wife, Pauline Cloyd, of record in Book 5504, page 151, Register's Office, Davidson County, Tennessee.

This is improved property located at 910 West Douglas Avenue, Nashville, TN.

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 16th day of June, 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 16th day of June, 1989.

Joan Catherine Lillard
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 $44,200.00.

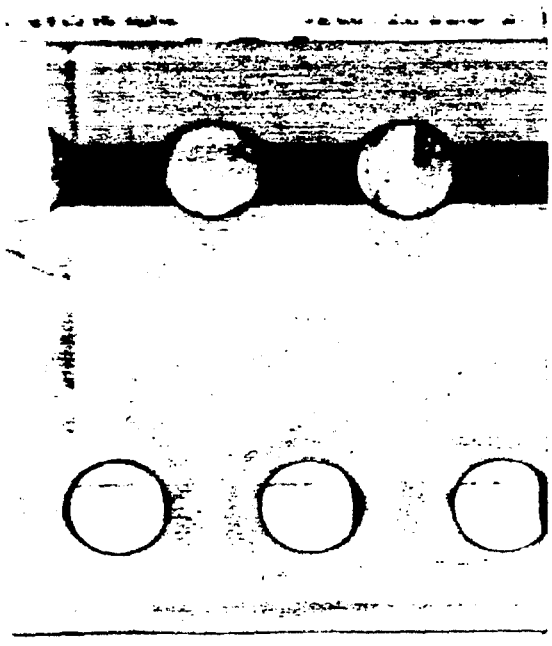
D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 16th day of June, 1989.

Joan Catherine Lillard
Notary Public

My Commission Expires: 11/10/91

9066 06/27 0101 03CHECK 155.36



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

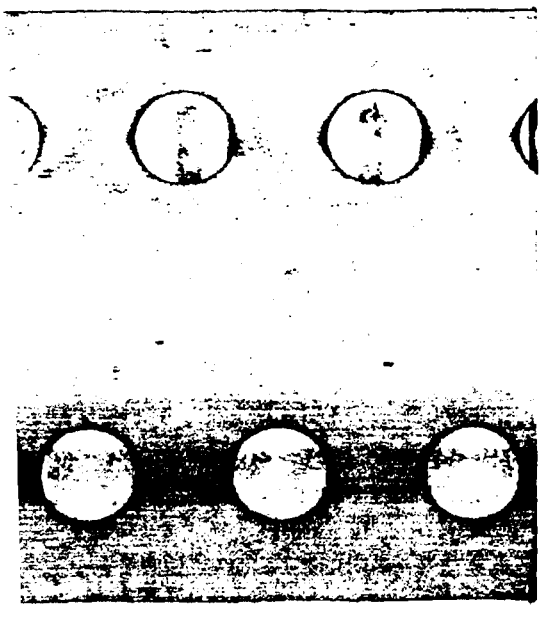
RECEIVED OF _____

FOR _____

BOOK 7874 PAGE 609

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 44200.00
CON TX 145.86
PRFEE 0.50
WDEED 9.00
TOTAL 155.36
CHECK 155.36

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 06/27/89 01 11:29 0001 9066

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IDENTIFICATION REFERENCE

JUN 27 11 27 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 223353