This Instrument Was Prepared By:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 7874 PAGE 959

Map 133-6
P. 168 Lot

ADDRESS NEW OWNER:

TranSouth Financial Corporation
222 Thompson Lane
Nashville, Tennessee 37211

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of June, 1989.

NOTARY PUBLIC

My Commission Expires: 9/22/90

44581

JUN 27 2 56 PM '89

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated August 28, 1987, of record in Book 7339, Page 358, Register's Office for Davidson County, Tennessee Jimmy Lee Kirby and wife, Judy Dianne Kirby, conveyed the property hereinafter described to Robert Ziegler as Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and TranSouth Financial Corporation, the lawful owners and holders of said indebtedness, having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described propert ;

WHEREAS, I, Robert Ziegler, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for four (4) consecutive weeks, one insertion of said advertisment appearing in each of the issues of said newspaper on June 1, 8, 15 and 22, 1989, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert Ziegler, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Monday, June 26, 1989, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, TranSouth Financial Corporation was the highest and best bidder, the amount of its bid being in the sum of Forty Seven Thousand Dollars ($47,000.00); and,

NOW, THEREFORE, I, Robert Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Forty Seven Thousand Dollars ($47,000.00) credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, including prior indebtedness, do by these presents sell and transfer and convey unto TranSouth Financial Corporation, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot Nos. 27 and 28 and the easterly 10 feet of Lot No. 26, on the unrecorded Map of J. G. Grissim's Wheeler Avenue Addition, being Subdivision of the J. K. Newsom Farm in the 6th Civil District of said County, and described according to a plan made by Blanchard & Parrish, Surveyors, April, 1939, as follows:

Beginning at a point in the southerly margin of Wheeler Avenue at the common corner of Lots 28 and 29; thence with the margin of said Avenue, westerly 60 feet to a point 10 feet west of the common corner of Lots 26 and 27; thence southerly, parallel to the line between said lots, 214.96 feet more or less to a point; thence easterly 60 feet to the common rear corner of Lots 28 and 29; thence with the line between said lots, northerly 214 feet to the point of beginning.

Being the same property conveyed to Jimmy Lee Kirby and wife, Judy Dianne Kirby by deed from Donnie C. Cothron and wife, Cora Beatrice Cothron, as of record in Book 5477, Page 498, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 4224, Page 134, said Register's Office.

Subject to any and all other existing easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property known as 232 Wheeler Drive, Nashville, Davidson County, Tennessee 37211.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said TranSouth Financial Corporation, its successors and assigns, forever.

I, Robert Ziegler, Trustee, under the said Deed of Trust of record in Book 7339, Page 358, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said TranSouth Financial Corporation, its successors and assigns, all of the rights, title, and interest in and to said property vested in me, and which I have a right to transfer in as full and ample a fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITHNESS WHEREOF, the said Robert Ziegler, Trustee, has hereto set his hand, this the 27th day of June, 1989.

ROBERT ZIEGLER
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert Ziegler, Trustee, the Bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

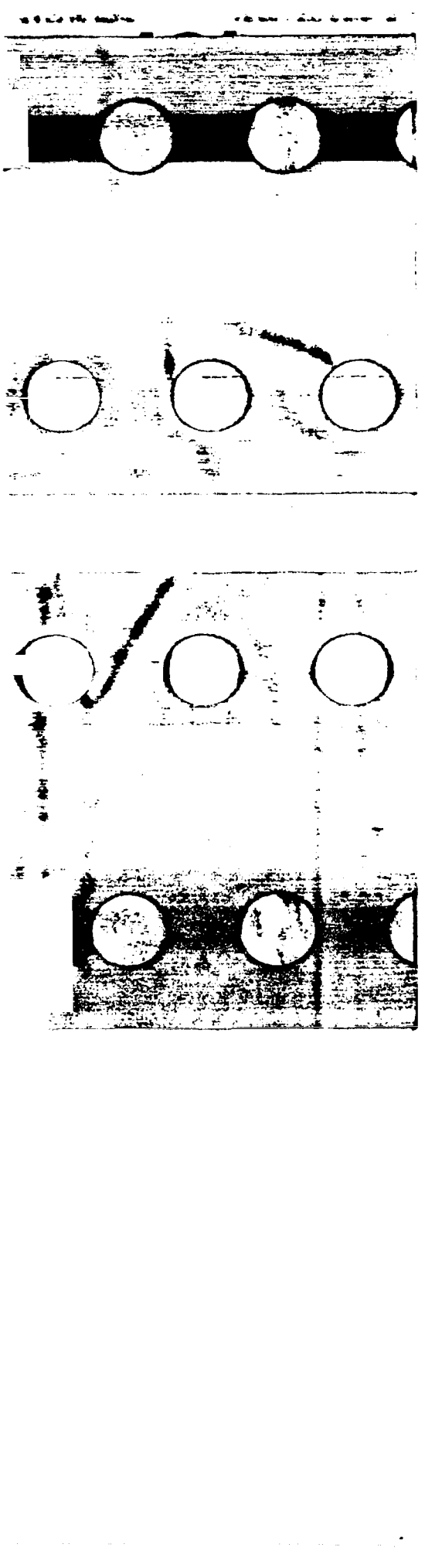
WITNESS my hand and official seal at offices in Nashville, Tennessee this the 29th day of June, 1989.

Doris A Baker Mauldin
NOTARY PUBLIC

My Commission Expires:

September 29, 1990

9186 06/27 0101 03CHECK 164.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7874 PAGE 962

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 47000.00
				CON TX 155.10
				PRFEE 0.50
				WDEED 9.00
				TOTAL 164.60

CHECK 164.60
06/27/89 01 14:58 0001 9158

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44581

IDENTIFICATION

JUN 27 2 56 PM '89

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

No. 223472