WHEREAS, by deed of trust dated the 6th day of February, 1985, and recorded in the Register's Office of Davidson County, Tennessee, RONALD R. LAWSON AND WIFE, DOROTHY B. LAWSON, recorded in Book 6491, Page 253, conveyed to Allan Lang, Marvin R. Lang and Ralph Offutt, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Larry A. Weissman and/or Wanda Hayes was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. 7835, Page 837, and,

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WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 23rd day of June, 1989, at the entrance of the Courthouse of Davdison County, Tennessee, and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale STANDARD FEDERAL SAVINGS AND LOAN ASSOCIATION being the highest, best and last bidder, became the purchaser of said property at and for the sum of One Hundred Thirty Five Thousand Seven Hundred and 39/100-----($135,700.39) and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed.

NOW, THEREFORE, in consideration of the premises and of the payment by the said STANDARD FEDERAL SAVINGS AND LOAN ASSOCIATION, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Larry A. Weissman and/or Wanda Hayes as Successor Trustee, does hereby grant, sell and convey unto the said STANDARD FEDERAL SAVINGS AND LOAN ASSOCIATION as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on teh Plan of Royal Crest Subdivision, as of record in Book 3700, Page 86, Register's Office, Davidson County, Tennessee, for said County. And being the same property conveyed to the grantors herein by Warranty Deed recorded as Book 4585, Page 133, said Register's Office.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said STANDARD FEDERAL SAVINGS AND LOAN ASSOCIATION as aforesaid, and unto its successors and assigns forever, to whom the said Larry A. Weissman and/or Wanda Hayes as Successor Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

RECEIVED FOR RECORD
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IN TESTIMONY WHEREOF, Larry A. Weissman and/or Wanda Hayes as Successor Trustee, has caused this instrument to be executed by and through its duly authorized officer, this the 23rd day of June, 1989.

Larry A. Weissman Successor Trustee
LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

Wanda Hayes, Successor Trustee
WANDA HAYES, SUCCESSOR TRUSTEE

BOOK 7884 PAGE 975

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Larry A. Weissman and/or Wanda Hayes, Successor Trustees, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 23rd day of June, 1989.

Rebecca L O'Steen
NOTARY PUBLIC

My commission expires:

MY COMMISSION EXPIRES AUG. 29, 1992

Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 127
Memphis, TN 38117

Mail Tax Bills To: Standard Federal Savings and Loan Association
P.O. Box 9481
Gaithersburg, MD 20898

Property Address: 4221 Drakes Court
Nashville, TN

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $115,700.39, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wanda Hayes
Affiant

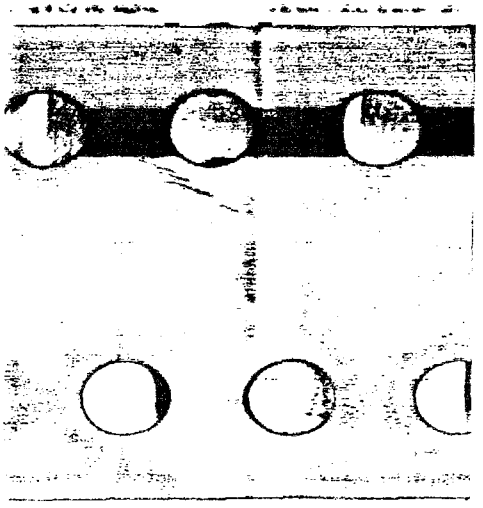
Subscribed and sworn to before me this the 23rd day of June, 1989.

Rebecca L O'Steen
Notary Public

My commission expires: MY COMMISSION EXPIRES AUG. 29, 1992

OFFICIAL RECEIPT

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



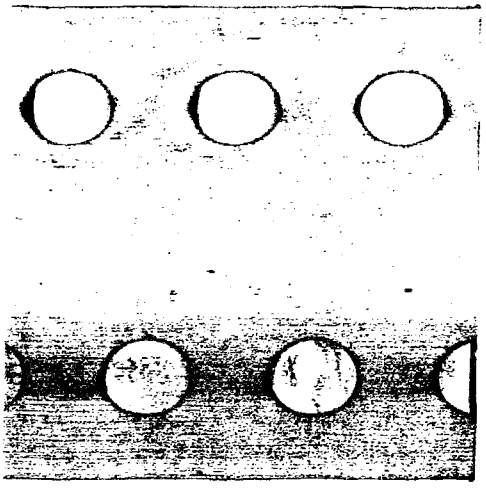
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FOR _____

BOOK 7884 PAGE 976

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
				115700.39
				CON TX 381.81
				PRFEE 1.00
				WDEED 6.00
				TOTAL 388.81
				CHECK 388.81
07/10/89	01			11:19 0001 3609



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47935

IDENTIFT REFERENCE

JUL 10 11 15 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 227312