SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James F. Sanders 1929 Old Hickory Blvd. Brentwood, TN 37027	New Owner	158-10-30
This instrument prepared by: Boult, Cummings, Conners & Berry (EBW) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, James Ronald Rippetoe, unmarried, by Deed of Trust (the "Deed of Trust") dated January 14, 1986, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6762, page 565, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7861, page 294, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), July 6, 1989, at the Davidson County Courthouse, Nashville, Tennessee when and where James F. Sanders and wife, Cheryl Ann Sanders ("Grantee"), became the last and highest bidder for cash at the price of Four Hundred Twenty-Five Thousand and No/100 ($425,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Ernest B. Williams IV, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Ernest B. Williams IV, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. 1989 taxes, a lien but not yet due and payable.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

5354 1.

RECEIVED FOR RECORD
Jul 31 1 57 PM '89
FELIX Z. WILCOXEN REGISTER
DAVIDSON COUNTY, TN

0492 07/31 0101 03CHECK 1412.50

Words used herein indicating number or gender shall be read as context may require.

Dated this 6th day of July, 1989.

Ernest B. Williams IV, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James D. Hughey, a Notary Public in and for said County and State, the within named Ernest B. Williams IV, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of July, 1989.

James D. Hughey
Notary Public

My Commission Expires: May 6, 1991

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $425,000.00.

AFFIANT

Subscribed and sworn to before me as of the 6th day of July, 1989.

Linda Lisle
Notary Public

My Commission Expires: My Commission Expires July 15, 1

wp:jdhstdripp

EXHIBIT A

A tract of land in the Seventh Civil District of Davidson County, Tennessee, described according to a survey thereof made August 6, 1960, by Z. J. Wilkinson, surveyor, as follows:

Beginning at an iron pin, a corner of a rock wall in the south margin of Old Hickory Boulevard, being 898.7 feet west from the common northerly corner of the Anderson property and the property of S. G. Flygt, as measured along the south margin of said boulevard around a slight curve; thence leaving said boulevard, south 1° 45' west 151 feet to an iron pin; thence south 6° 15' west along a fence 371 feet to a 16" locust tree at a fence; thence south 8° 30' west 29 feet to an iron pin in the line between Davidson County and Williamson County; thence along said County line and approximately 29 feet south of a fence line north 85° 30' west 382.4 feet to an iron pin; thence north 5° 30' east 583.8 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the margin of the same south 80° 30' east 379 feet to the point of beginning containing 5 acres, more or less.

Being the same property conveyed to James Ronald Rippetoe by deed from Paula L. Hooker, a single person, of record in Book 6762, page 561, Register's Office for Davidson County, Tennessee. The street address of the Property is:

1929 Old Hickory Boulevard
Brentwood, Tennessee 37027

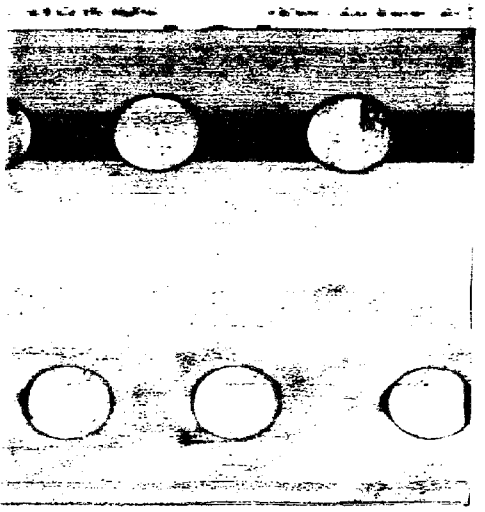
a/k/a COLD Saturday Farm

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

RECEIVED OF _____

FOR _____

BOOK 7901 PAGE 935



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

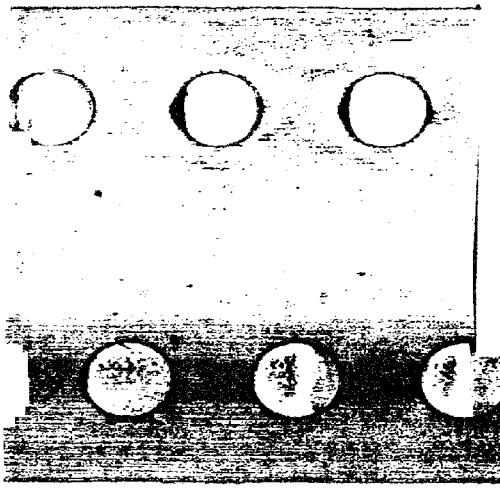
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 425000.00
CON TX 1402.50
PRFEE 1.00
WDEED 9.00
TOTAL 1412.50
CHECK 1412.50

07/31/89 01 13:58 0001 0492

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



5354 I.

IDENTIFICATION REFERENCE

Jul 31 1 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 234090

