IDENTIF. REFERENCE 57111
AUG 11 12 25 PM '89
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
4932 08/11 0101 01CASH 12.00

THIS INSTRUMENT PREPARED BY:
James H. Harris III
Harris & Baydoun
Suite 600
49 Music Square West
Nashville, Tennessee 37203

TRUSTEE'S DEED

Address New Owner:	Send Tax Bills:	Map and Parcel #
Jim Sisco 1009 16th Avenue, South Nashville, Tennessee 37212	Same	104-4 Parcel 132

WHEREAS, by Deeds of Trust dated 17 May 1988 and 6 June 1988, of record respectively in Book 7547, page 563, and Book 7888, page 319, Register's Office for Davidson County, Tennessee, Joan D. Bliss and Charles W. Chapman conveyed to James H. Harris III, Trustee, to secure the indebtedness described in said Deeds of Trust, certain real property described on Exhibit A attached hereto (the Property); and,

WHEREAS, Jim Sisco is the lawful owner and holder of the indebtedness described in the Deeds of Trust; and,

WHEREAS, the Deeds of Trust constitute the first mortgage lien against the Property; and,

WHEREAS, default was made in payment of the indebtedness described and in the performance of other covenants and agreements contained in the Deeds of Trust, Jim Sisco, the lawful owner and holder of said indebtedness, did request the undersigned James H. Harris III, Trustee, to exercise the power of sale conferred by the Deeds of Trust; and,

WHEREAS, the undersigned James H. Harris III, 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 three (3) consecutive weeks, with the insertion of said advertisement appearing in the issues of said newspaper on 20 and 27 July and 3 August 1989, respectively; and,

WHEREAS, pursuant to said notices, the undersigned James H. Harris III, Trustee, by virtue of the provisions of the Deeds of Trust, did offer the property for sale at public outcry to the highest and best bidder for cash in hand free from the right and equity of redemption, homestead, dower, and all other exemptions on Friday, 11 August 1989, at 12:00 noon at the front (south) door of the Metropolitan Courthouse in Nashville, Tennessee; and,

WHEREAS, at said sale, Jim Sisco made a bid for the purchase of the Property, which was the highest, best, and last bid made, the amount of said bid being in the sum of One Hundred Thousand Dollars ($100,000.00) which has been credited to the indebtedness secured by the Deeds of Trust, and other good and valuable consideration, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, I, James H. Harris III, Trustee, by virtue of the authority granted to me in the Deeds of Trust, have bargained and sold and by these presents do transfer and convey to Jim Sisco, his successors and assigns, the real property situated in Davidson County, Tennessee and described on Exhibit A attached hereto.

This conveyance is made expressly subject to any and all unpaid real property taxes, which are assumed by the grantee hereunder.

To have and to hold said Property, together with all the appurtenances, estate, title and interest thereto belonging to Jim Sisco, his successors and assigns, all the right, title, and interest in and to the Property vested in the said James H. Harris III, Trustee, and which he has a right to transfer, in as full and ample manner under the Deeds of Trust as he can and should do, and he hereby assigns all covenants of warranty contained in the Deeds of Trust, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned James H. Harris III, as Trustee, has hereunto set his hand on the 11th day of August 1989.

James H. Harris III, Trustee

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before me, Sylvia L. Roper, a notary public, James H. Harris III, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August 1989.

Sylvia L. Roper
Notary Public

My Commission Expires: July 24, 1993

The actual consideration for this transfer or value of property conveyed, whichever is greater, is One Hundred Thousand Dollars ($100,000.00). Tax was previously paid on this transfer in the amount of $330.00 on Instrument # 54001, recorded in the Davidson County Register's Office on 29 July 1988.

Jim Sisco

STATE OF TENNESSEE,

COUNTY OF DAVIDSON.

Personally appeared before me, Sylvia L. Roper, a notary public, Jim Sisco, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of August 1989.

Sylvia L Roper
Notary Public

My Commission Expires:
July 24, 1993

Land in Davidson County, Tennessee, being Lot Number 16 in the Margaret R. Shield's Subdivision of Lots Nos. 5 and 6 in O. B. Hayes' Plan of Large Lots, the Plan of which Subdivision is of record in Book 57, page 33, Register's Office for said county and described according to a loan survey by Howell R. Swann, Jr., Surveyor, July 13, 1959.

Said Lot Number 16 fronts 50 feet on the easterly side of 17th Avenue, South, and runs back between parallel lines 162.5 feet, more or less, to an alley.

Being the same property conveyed to Charles W. Chapman, Joan D. Bliss, and Faye L. Bright by Warranty Deed from Jim Sisco of record in Book 7397, page 391, further designated as Map 104-4, Parcel 132, in said Register's Office.'

This is improved property known as 1006 17th Avenue, South, Nashville, Tennessee 37212.

EXHIBIT A