Map/Parcel 81-3-236

BOOK 7920 PAGE 499

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
NCNB National Bank P. O. Box 33216 Charlotte, NC 28233	Same	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

Mail

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 22, 1986, of record in Book 6870, Page 939, Register's Office for Davidson County, Tennessee, Sarah Walker conveyed certain real property therein described to D. Ronald Ingram, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on July 27, 1989, and thereafter on August 3, 1989, and on August 10, 1989, which notice of sale advertised the sale of the property hereinafter described for August 18, 1989, at 1:00 P.M.; and

WHEREAS, on August 18, 1989 at 1:00 P.M., at the south door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of Thirteen Thousand Seven Hundred Four and 30/100 Dollars ($13,704.30), from an agent of the lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto NCNB National Bank, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

IN THE City of Nashville and designated as lot number Nine (9) on the C. E. Raymond Plan or Sub-division of Lot Number 22 in Owen Buena Vista Plan, as of record in Book 57, page 63, Register's Office aforesaid County. The said Lot Number Nine fronts fifty feet on the westerly side of Eleventh Avenue North, formerly Buchanan Street, and extends back between parallel lines, one hundred forty-five feet to an alley.

This is improved property known as 2119 11th Ave. North, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of

5 9 8 4 4

IDENTIFICATION REFERENCE

AUG 22 3 39 PM '89

DAVIDSON COUNTY, TN

said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said NCNB National Bank, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the 22nd day of August, 1989.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 22nd day of August, 1989.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $13,704.30.

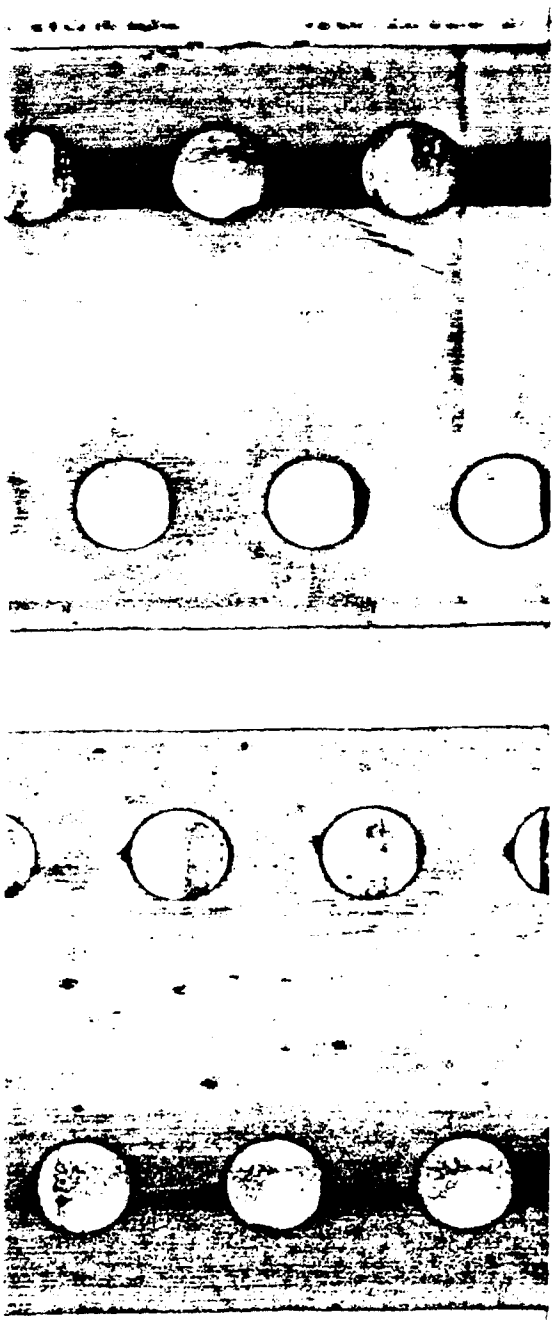
D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 22nd day of August, 1989.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

8092 08/22 0101 03CHECK 52.21



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7920 PAGE 501

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	13704.30
CON TX	45.21
PRFEE	1.00
MDEED	6.00
TOTAL	52.21
CHECK	52.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/22/89 01 15:41 0001 8092

59844

IDENTIFICATION REFERENCE

AUG 22 3 39 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 241334