Filed 16

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
First Tennessee Bank National Association	SAME	43-13-240
511 Union Street		
Nashville, TN 37219		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated April 26, 1988, executed by Donald R. Townsend and wife, Barbara S. Townsend, to Dale L. Stegall, Trustee, which is recorded in Book 7538, page 198, Register's Office for Davidson County, Tennessee; and

WHEREAS, First Tenessee Bank National Association, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7538, page 198, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III as Substitute Trustee by an instrument of record in Book 7847, page 18, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon on Friday, September 29, 1989, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Sam J. McAllester, III, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Ninety-One Thousand Three Hundred Fifty-Three and 67/100----------Dollars ($ 91,353.67----------) by First Tennessee Bank National Association (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Ninety-One Thousand Three Hundred Fifty-Three and 67/100----------Dollars ($ 91,353.67----------) cash in hand paid by the Grantee, I, Sam J. McAllester, III, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

Being Lot No. 5 on the unrecorded Map showing the re-subdivision of Lots Nos. 2, 3, 4, and 5 of Block "I", of Forest Park Subdivision, of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 51 feet 8 inches on the south side of Oak (or Elm) Street and runs back between lines 291 feet to a dead line on which it measures 50 feet.

Being the same proprety conveyed to Donald R. Townsend and wife, Barbara S. Townsend by Installment Deed from Henry Laux, Jr. and wife, Cornelia E. Laux, of record in Book 6151, page 61, Register's Office for Davidson County, Tennessee.

Said property is known as 116 Hickory Street, Madison, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or

encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 29th day of September, 1989.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Sam J. McAllester, III, Substitute Trustee, the within named bargainor(s), 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 Nashville, Tennessee, this 29th day of September, 1989.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 91,353.67.

Affiant

Subscribed and sworn to before me on this 29th day of September, 1989.

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: May 13, 1990

2001 10/02 0101 03CHECK 311.62

7.00 4 C.

IDENTIFICATION REFERENCE

OCT 2 3 29 PM '89

DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7951 PAGE 801

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 91353.67
CON TX 301.62
PRFEE 1.00
WDEED 9.00
TOTAL 311.62
CHECK 311.62

10/02/89 01 15:30 0001 2001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0845.

IDENTIFICATION REFERENCE

OCT 2 3 29 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254219