THIS INSTRUMENT PREPARED BY:
Clement & Gibson
200 Fourth Avenue North
Suite 202
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
James M. Beckham, etal.
P. O. Box 524
Hendersonville, TN 37075

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS.
91-2, Parcel 320

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed (the "Installment Deed") dated September 30, 1986, and recorded in Book 6997, page 787, in the Register's Office for Davidson County, Nashville, Tennessee, Leon Stafford and wife, Marilyn Stafford, conveyed to H. E. Collins, Trustee, the hereinafter-described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the said H. E. Collins declined to serve as Trustee and the undersigned ("Grantor") was appointed as Successor Trustee by instrument recorded in Book 7937, page 792, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Installment Deed, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Installment Deed; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Installment Deed and applicable law, by which advertisement the sale was appointed to be held on the 13th day of October, 1989, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder), and free from the equity of redemption, statutory right of redemption, homestead and dower and all other exemptions and rights of every kind; but subject to any and all unpaid taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, state or federal; and any and all other prior liens or encumbrances against the Property; at which sale, James M. Beckham and wife, Deborah L. Beckham, and Homer Lee Anderson and wife, Peggy J. Anderson, ("Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of TWENTY THOUSAND ONE HUNDRED NINETY-THREE AND 50/100 ($20,193.50) DOLLARS.

NOW, THEREFORE, in consideration of the premises, the undersigned, Jeanne Burton Gregory, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, and in bar of all equities above, but subject to all encumbrances referenced above, including but not limited to, the 1988 and 1989 real property taxes, the Property described as being in the County of Davidson and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lots Nos. 1406 and 1408, Block No. 46, Plan No. 2, West Nashville, as of

record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 1406 and 1408 adjoin and front 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Leon Stafford and wife, Marilyn Stafford by Installment Deed from James M. Beckham and wife, Deborah L. Beckham, and Homer Lee Anderson and wife, Peggy J. Anderson, of record in Book 6997, page 787, Register's Office for Davidson County, Tennessee.

This is improved property located at 5503 California Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

This sale was advertised and made as Successor Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Installment Deed.

IN WITNESS WHEREOF, Jeanne Burton Gregory, Successor Trustee, has executed these presents this 13th day of October, 1989.

Jeanne Burton Gregory,
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of October, 1989, before me personally appeared Jeanne Burton Gregory, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Fay J. Welch
Notary Public

NOTARY PUBLIC TENNESSEE

My Commission Expires:

5-20-92

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 20,193.50.

Affiant

Sworn and subscribed before me this 13th day of October, 1989.

Fay J. Welch
Notary Public

My Commission Expires:

5-20-92

73949

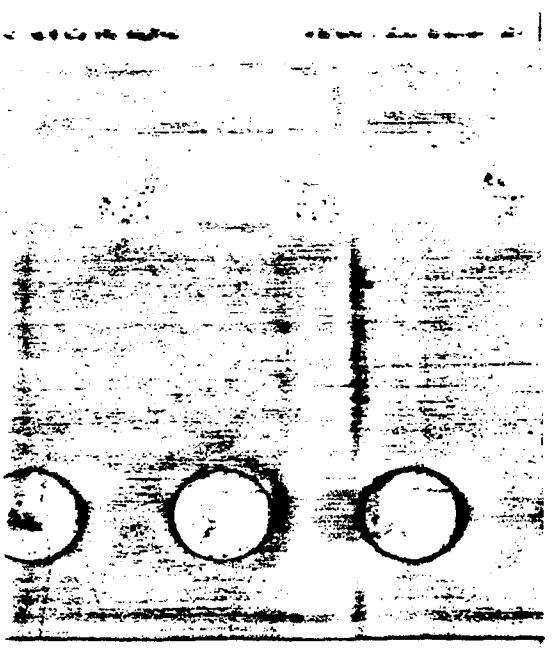
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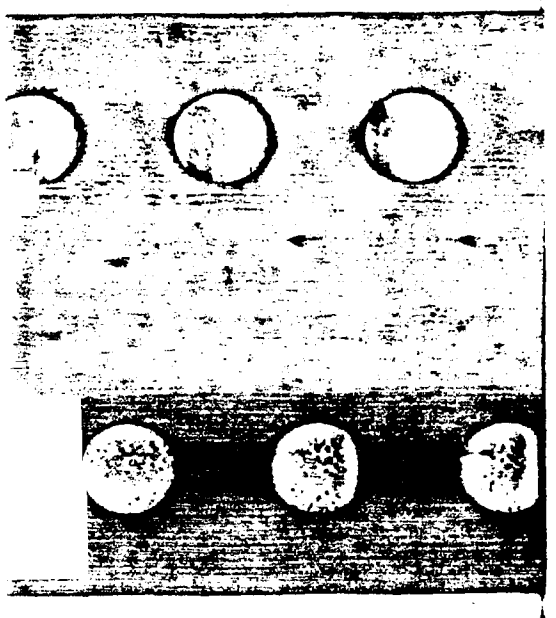
Oct 13 2 02 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

RUSH

5616 10/13 0101 03CHECK 73.66





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

RECEIVED OF _____

FOR _____

BOOK 7960 PAGE 575

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	20193.50
CON TX	66.66
PRFEE	1.00
WDEED	6.00
TOTAL	73.66
CHECK	73.66

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/13/89 01 14:05 0001 5616

73949

IDENTIF. REFERENCE

OCT 13 2 02 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 257778