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.:
Donald H. McGuinness and wife, Vicki McGuinness	SAME	142-6-0-B
P.O. Box 210633		217.00 CO
Nashville, TN 37221		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated June 20, 1986, executed by Bernice R. Ruppert, an unmarried person, to Wallace Byron, Trustee, which is recorded in Book 6901, page 989, Register's Office for Davidson County, Tennessee; and

WHEREAS, Sovran Bank/Central South formerly Commerce Union Bank, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6901, page 989, 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 7937, page 971, 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 Thursday, October 19, 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 Twenty Seven Thousand Seven Hundred Fifty and No/100---------- Dollars ($ 27,750.00----------) by Donald H. McGuinness and wife, Vicki McGuinness (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 ---------- Twenty Seven Thousand Seven Hundred Fifty and No/100---------- Dollars ($ 27,750.00----------) 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:

Building No. 33, Unit No. 217, and Garage Nos. 1 & 2, on the Plan of Peppertree, Creekside Meadows Condominiums of record in Book 4675, page 128 through 130, Register's Office for Davidson County, Tennessee ("RODC") together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and the undivided interest in the common elements appurtenant thereto, all being more particularly described in the Master Deed and By-Laws of record in Book 4834, page 257 through 312, as amended in Book 4984, page 174, Book 5045, page 860, Book 5086, page 80, and Book 5259, page 5, RODC, and the Charter of Creekside Meadows Association, Inc., of record in Book 4836, page 610, RODC.

Being the same property conveyed to Bernice R. Ruppert by quitclaim deed from R. Ray Galbreath, Trustee, of record in Book 6887, page 698, Register's Office for Davidson County, Tennessee.

Said property is known as 810 Bellevue Road, Unit 217, Nashville, Davidson County, Tennessee 37221.

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 19th day of October, 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.

NOTARY PUBLIC AT LARGE

Witness my hand and official seal at Nashville, Tennessee, this 19th day of October, 1989.

Notary Public

My Commission Expires: May 13, 1990

7306 10/20 0101 03CHECK 101.41

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 27,750.00.

Affiant

Subscribed and sworn to before me on this 20th day of October, 1989.

Notary Public

My Commission Expires: 10/6/91

NOTARY PUBLIC AT LARGE STATE

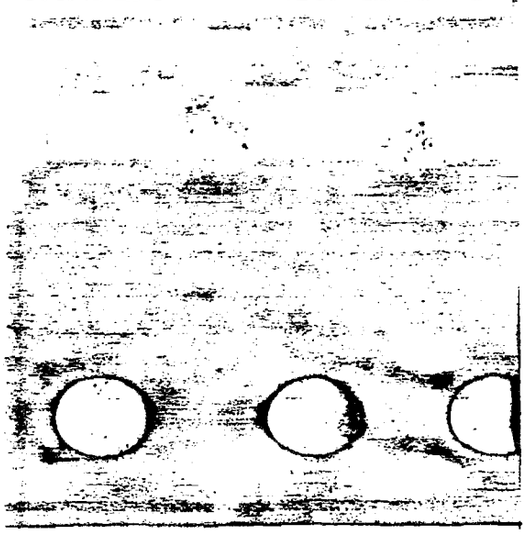
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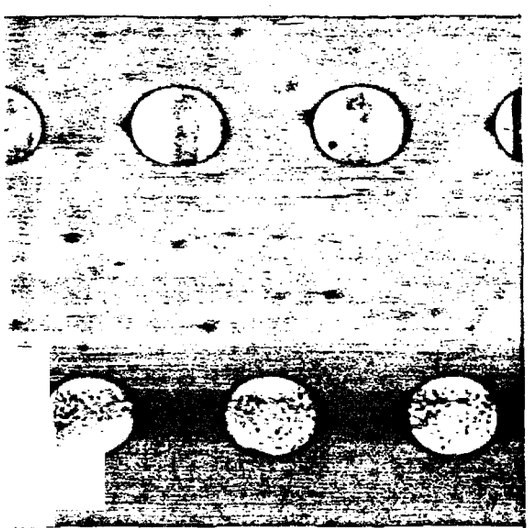
IDENTIF. TREFERENCE

Oct 20 8 59 AM '89

FELIX ... DAVIDSON ... TENN.

RELEASED





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

RECEIVED OF _____

FOR _____

BOOK 7964 PAGE 310

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 27750.00
CON TX 91.41
PRFEE 1.00
WDEED 9.00
TOTAL 101.41
CHECK 101.41

10/20/89 01 09:02 0001 7306

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75333

IDENTIF. TREFERENCE

Oct 20 9 00 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 259446