BOX 35
260594

SUCCESSOR TRUSTEE'S DEED BOOK 7981 PAGE 684

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
James H. Benson Judy L. Benson 324 Westchester Drive Madison, Tn. 37115	New Owner	33-16-213 33-16-120

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, PRIMROSE PROPERTIES III, LTD., by Deed of Trust (the "Deed of Trust") dated May 20, 1983, transferred and conveyed to JOHN B. HARDCASTLE,, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6060, page 727, Register's Office for Davidson County, Tennessee, and having been amended by instrument of record in Book 7956, page 621, said Register's Office); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7956, page 624, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at two o'clock (2:00 p.m.), November 5, 1989, at the Sheraton Music City Hotel, 777 McGavock Pike, Davidson County, Tennessee, when and where James H. Benson and wife, Judy L. Benson ("Grantee"), became the last and highest bidder for cash at the price of SEVENTY ONE THOUSAND AND NO/100s DOLLARS ($ 71,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 4737, page 801, and in Book 5039, page 481 and 484, and in Book 6178, page 597, 600 and 603, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 6900, page 104, said Register's Office.

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 6th day of November, 1989.

Charles S. Sanger
Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Debra L. Warren, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of November, 1989.

Debra L Warren
Notary Public

My Commission Expires: 1/23/93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $74,000.00.

James H Benson
AFFIANT

Subscribed and sworn to before me this 7th day of November, 1989.

Betsy B Edwards
Notary Public

My Commission Expires: 11/12/90

81132

IDENTIF. REFERENCE

Nov 10 1 40 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

Land in Davidson County, Tennessee, being Lot Nos. 99-A and 99-B, Zone Lot Division of Primrose Meadows, Section Two, of record in Book 6900, page 104, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

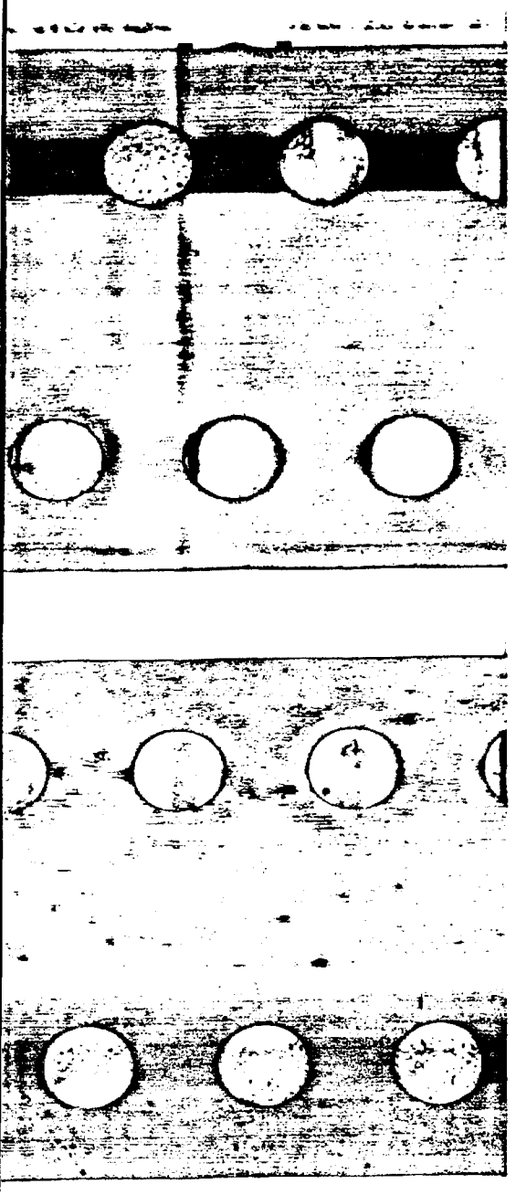
Being the same property conveyed to Primrose Properties III, Ltd., by deed from Charles C. Brown, Trustee of record in Book 6060, page 722, with full power to sell, mortgage and convey.

WP:DLWSTD99AB

3325 11/10 0101 03CHECK 244.30

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7981 PAGE 687

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 71000.00
CON TX 234.30
PRFEE 1.00
WDEED 9.00
TOTAL ~~244.30~~
CHECK ~~244.30~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/10/89 01 13:40 0001 3325

81132

IDENTIF. TREFERENCE

Nov 10 1 40 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 266170