BOOK 7987 PAGE 770

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Lonzie Ferguson and wife		
Karon Ferguson	New Owner	33-16-144
506 Woodshire Drive		33-16-217
Goodlettsville, Tn 37072		
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 Lonzie Ferguson and wife, Karon Ferguson ("Grantee"), became the last and highest bidder for cash at the price of Seventy One Thousand and no/100 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 5039, page 481, and in Book 6900, page 104, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 4860, page 105, as amended in Book 5711, page 866, and 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 13TH 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 13th 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.

Lonnie Ferguson
AFFIANT

Subscribed and sworn to before me this 13th day of November, 1989.

Peter B Edwards
Notary Public

My Commission Expires: 11/12/90

6006 11/20 0101 03CHECK 244.30

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Nos. 166-A and 166-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.

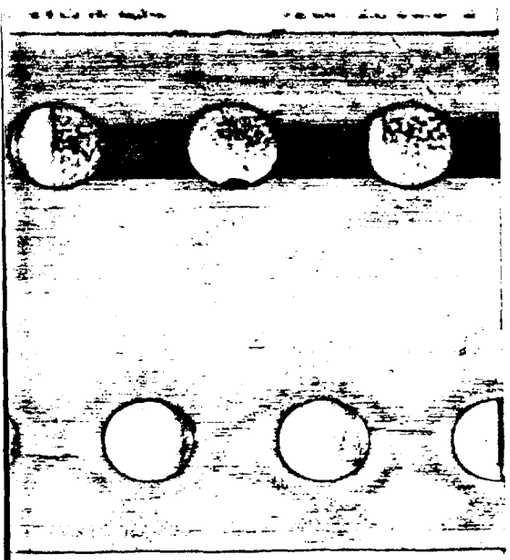
WP:DLWSTD166a

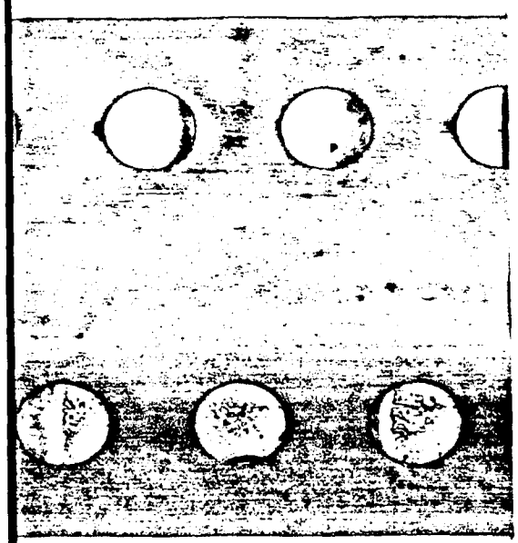
83410

IDENTIF. TREFERENCE

Nov 20 2 06 PM '89

FELIX A. DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 773

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
[illegible] 9.00
TOTAL 244.30
CHECK 244.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 14:04 0001 6006

8341 10

IDENTIF. TREFERENCE

Nov 20 2 06 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN

No. 268815