This Instrument Prepared By:
M. Thomas Taylor, Jr., Attorney
339 Main Street
Franklin, TN 37064 Mail

BOOK 7993 PAGE 116

DEED BY TRUSTEE UNDER FORECLOSURE

This deed made and entered into this 21st day of November, 1989, by and between Roger Reid Street, Jr. and M. T. Taylor, Jr., acting as Substitute Trustees as hereinafter stated, party of the first part, and Girtman-McDougall Corp., party of the second part, both of the Williamson County, Tennessee. 3096 11/29 0101 03CHECK 65.11

W I T N E S S E T H

That whereas, Robert T. Phillips executed to said John T. Wagster, Trustee upon the lands hereinafter described in a deed of trust dated the 19th day of May, 1989 and recorded in Book 7847, Page 951, Register's Office of Davidson County, Tennessee; and whereas, the indebtedness thereby secured being overdue and unpaid, and the holder of said indebtedness having called upon the said trustees to foreclose the said deed of trust, the said trustees after due advertisement as required by law and the terms of the deed of trust offered said land for sale at the door of the Davidson County Courthouse on the 6th day of November, 1989 when and where, Girtman-McDougall Corp. became the last and highest bidder at the price of sixteen thousand seven hundred thirty-nine and 34/100 dollars ($16,739.34).

Now therefore, the said Roger Reid Street, Jr. and M. T. Taylor, Jr. acting as Substitute Trustees as aforesaid in consideration of the premises and of the sum of sixteen thousand seven hundred thirty-nine and 34/100 dollars ($16,739.34) to them in hand paid, has bargained and sold and by these presents do bargain, sell and convey unto the said Girtman-McDougall Corp., its successors and assigns, the land sold as aforesaid, the same lying and being in Davidson County, Tennessee, in the 6th Civil District, and more particularly described as follows:

Land in Davidson County, Tennessee, being in the 6th Civil District described as follows:

Beginning on the southeasterly margin of Old Hickory Blvd. 200 feet more or less, NE from the center line

of a proposed 50 foot road as appears on the preliminary plan of Myrtlewood Estates, said point being also the NE corner of the property conveyed to L.C. Gladney etux by deed from Elmo Phillips etux of record in Book 3430, Page 269, RODC, TN; thence with the southeasterly margin of said Old Hickory Blvd. N 65° E 120 feet to an iron pin; thence leaving said boulevard S 25° E 390 feet to an iron pin; thence N 54° W 190 to an iron pin; thence N 25° W 250.7 feet to the beginning, containing 0.98 acres more or less.

Being the same property conveyed in Book 6348, Page 111, RODC, TN.

To have and to hold, said lands and premises together with all privileges and appurtenances thereunto belonging to him the said party of the second part and his heirs and assigns in as full and ample a manner as the said trustee has power to convey same.

This conveyance is subject to the following exceptions:

1. All unpaid taxes.

2. To any disclosures as an accurate survey would disclose to all visible easements lying on or across the property, to all unrecorded mechanic's and materialmen's liens, and to the zoning ordinances and building regulations of Davidson County, Tennessee.

3. Subject to the Internal Revenue Service's right of redemption by virtue of any notices of Federal Tax Liens prior to the date of sale.

4. Any and all restrictions applicable to the said property.

In Witness Whereof, Roger Reid Street, Jr. and M. T. Taylor, Jr., acting as Substitute Trustees as hereinabove stated have set their hands this 21st day of November, 1989.

Roger Reid Street, Jr.

M. T. Taylor, Jr.

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, Roger Reid Street, Jr., the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 1989.

Notary Public

My Commission Expires: 9-26-90

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, M. T. Taylor, Jr., the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21st day of November, 1989.

Notary Public

My Commission Expires: 9-26-90

85164

IDENTIF. REFERENCE

Nov 29 9 07 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

STATE OF TENNESSEE, WILLIAMSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $16,739.34, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale. Affiant

Subcribed and sworn to before me this the 21st Day of November 19 89

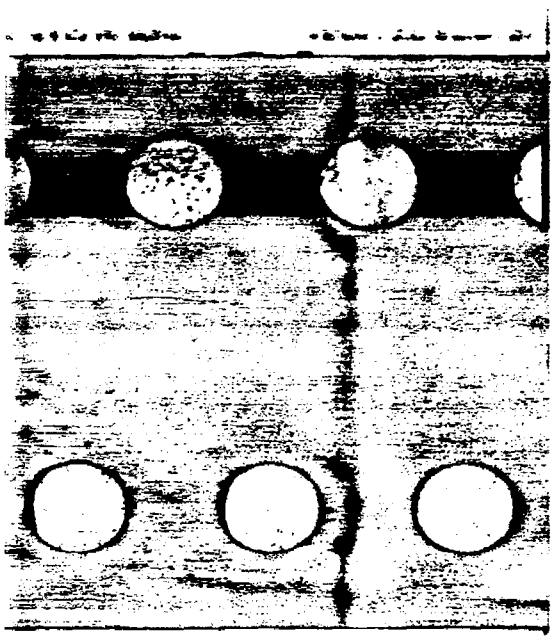
Notary Public

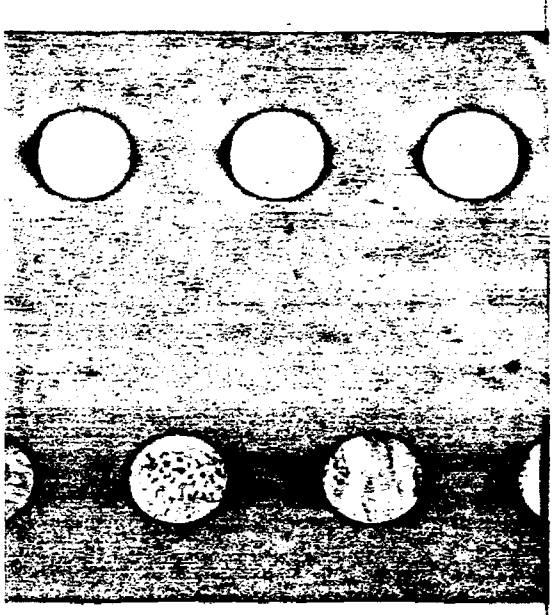
My Commission Expires: 9-26-90

Address New Owners:
Girtman-McDougall Corp.
P.O. Box 90207
Nashville, Tennessee 37209

Send Tax Bills To:
same

Map/Parcel No.
161-116





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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 16739.34
CON TX 55.11
PRFEE 1.00
MISC 9.00
TOTAL 65.11
CHECK 65.11

11/29/89 01 09:05 0001 8096

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85 11 64

IDENTIF. REFERENCE

Nov 29 9 07 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270886