BOOK 8000 PAGE 185 BOX 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $57,917.62.

Affiant

Subscribed and sworn to before me, this 6th day of December, 1989.

Notary Public

My Commission Expires: 9-11-90

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Maxie Patton, Trustee P.O. Box 210543 Nashville, TN 37221	Metropolitan Federal Savings and Loan Assoc. 230 Fourth Avenue North Nashville, TN 37219	162-16-0-042.00 5DU 76100

SUCCESSOR TRUSTEE'S DEED

WHEREAS, **KAREN E. BASKERVILLE,** by a Deed of Trust dated April 30, 1986, of record in Book 6855, page 721, Register's Office for Davidson County, Tennessee, conveyed to Saturn & Mazer, Trustee, the hereinafter real property to secure the payment to Maxie Patton, Trustee, of an indebtedness more fully described therein; and

WHEREAS, the undersigned was appointed Successor Trustee by the owner and holder of the Note by an instrument of record in Book 7907, page 178, Register's Office for said County; and

WHEREAS, default was made in the payment of the secured indebtedness; and

WHEREAS, the owner and holder of the note demanded that the Successor Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on November 2, 1989, November 9, 1989 and November 16, 1989;

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 o'clock A.M. on Monday, December 4, 1989, and **MAXIE PATTON, TRUSTEE**, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **One Hundred and no/100 ($100.00) Dollars**, subject to an indebtedness secured by the prior Deed of Trust encumbering such property owing to Metropolitan Federal Savings and Loan Association in the outstanding balance of $57,817.92.

NOW, THEREFORE, Wesley D. Turner, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, which such has been setoff against the indebtedness secured by the Deed of Trust, hereby transfers and conveys to the Grantee, and his successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 51-A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56, and 58 through 66, as of record in Book 6250, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen E. Baskerville, unmarried, by deed from Maxie Patton, Trustee, of record in Book 6855, page 718, Register's Office for said County.

The address of this property is 1401 Bell Trace Drive, Antioch, Tennessee 37013.

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property.
2. Deed of Trust executed by Maxie Patton, Trustee to Attorneys Title Company, Inc., Trustee, of record in Book 6671, page 64, Register's Office for said County, dated September 27, 1985, to secure to Metropolitan Federal Savings and Loan Association, an indebtedness in the original principal amount of $55,200.00, and any other sums which may be and become payable under the terms thereof.
3. Matters shown on the Plan of record in Book 5200, page 603, as amended in Book 6250, page 615, said Register's Office.
4. Easements for utility services and party walls for use in common with owners of attached and appurtenant easements.
5. Rights of parties in possession.
6. Easements or claims of easements not shown by the public records.
7. Matters which would be disclosed by an accurate survey of the premises.
8. Other matters of record having priority over the Deed of Trust foreclosed upon.

TO HAVE AND TO HOLD the aforesaid real estate free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, 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.

Wesley D. Turner, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 4th day of December, 1989.

Wesley D. Turner Successor Trustee
Wesley D. Turner, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WESLEY D. TURNER, SUCCESSOR TRUSTEE**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 1989.

Linda P. Turner
Notary Public

My Commission Expires: 9-11-90

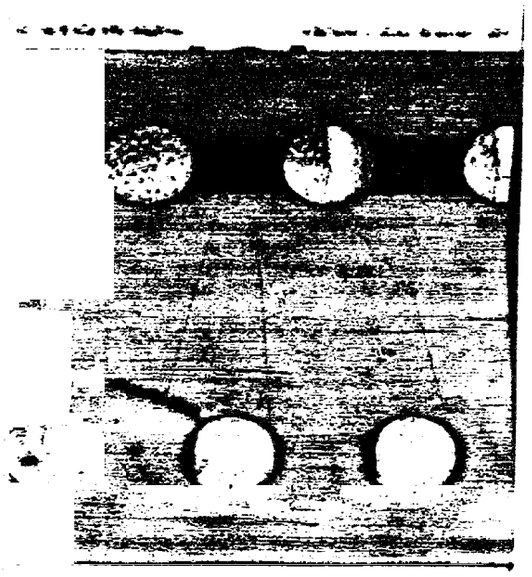
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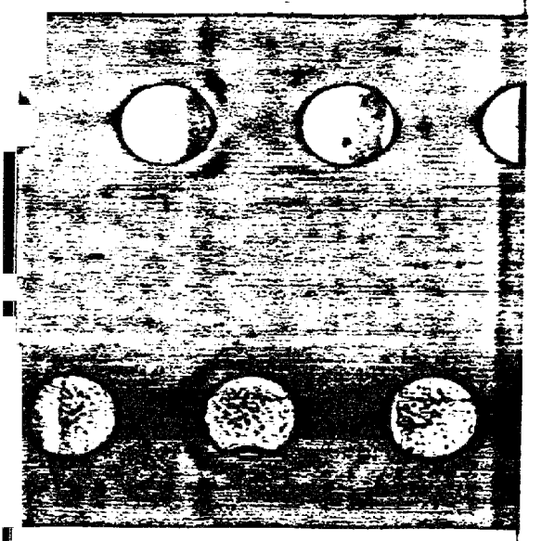
IDENTIF. TREFERENCE

Dec 6 2 07 PM '89

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

2450 12/06 0101 03CHECK 201.07





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

RECEIVED OF _____

FOR _____

BOOK 8000 PAGE: 188

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 57917.62
CON TX 191.07
PRFEE 1.00
MOFEE 9.00
TOTAL 201.07
CHECK 201.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/89 01 14:06 0001 2450

87534

IDENTIF. REFERENCE

DEC 6 2 08 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 273646