Name and Address of New Owner: L. H. Hardaway, Jr., Trustee
P. O. Box 60464
Nashville, TN 37206

****

State of Tennessee)
)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $20,722.00.

James L Bass
Affiant

Sworn to and subscribed before me, the 15 day of December, 1989.

Janet C. Hinton
Notary Public

My Commission Expires: 8/12/91

****

Send Tax Notices to: Atlantic Coast Mortgage Co.
3975 University Drive
Fairfax, VA 22030

****

Map: 58-14 Parcel: 98

****

WHEREAS, default was made in the terms, conditions and payments made and provided for in the deed of trust dated April 12, 1989, executed by Lee A. Cunningham and Wife, Jeraldine S. Cunningham to James L. Bass, Trustee, which is recorded in Book 7818, Page 497, Register's Office for Davidson County, Tennessee; the entire indebtedness having been declared due and payable; payment not having been made as demanded and having been requested so to do by the lawful holder and owner of the indebtedness secured by the said deed of trust, I, James L. Bass, caused said real estate to be advertised in accordance with the provisions of the said deed of trust, advertising that said property would be sold on December 15, 1989, at 12:00 o'clock, noon (local time) at the South Door of the Courthouse of Davidson County in Nashville, Tennessee, to the highest, best and last bidder for cash, free from all the equity of redemption, homestead, dower and all other rights and exemptions of every kind and character all of which were expressly waived in said deed of trust, but subject to any taxes that might be a lien against the property and any prior deeds of trust and at the time and place stated in the advertisement, I, James L. Bass, Trustee, personally appeared and offered said property for sale at public

Prepared by:
BASS AND BASS
Attorneys at Law
Nashville, Tennessee

outcry, and the highest, best and last bid received was the sum of Twenty Thousand Seven Hundred Twenty Two and No/100 Dollars ($20,722.00) by **L. H. HARDAWAY, JR., Trustee**, with full power to mortgage, sell, transfer and convey without joinder of third party beneficiary and said property was knocked off and sold to said **L. H. HARDAWAY, JR., Trustee**, for said sum.

NOW, THEREFORE, IN CONSIDERATION of the premises and the sum of One and No/100 Dollar ($1.00), paid by **L. H. HARDAWAY, JR., Trustee**, and crediting the above aforesaid sum on the indebtedness secured by said deed of trust, I, James L. Bass, Trustee, have this day bargained and sold and by these presents do transfer and convey unto the said **L. H. HARDAWAY, JR., Trustee**, with full power to mortgage, sell, transfer and convey without joinder of third party beneficiary, his successors in trust and assigns, a certain tract or parcel of land located and situated in Davidson County, Tennessee, described as follows, to-wit:

> BEING Lot No. 75 on the Plan of Gold Key Addition, Section One, a Plan of which is of record in Book 4675, Page 14, Register's Office for Davidson County, Tennessee, to which book and page reference is here made for a more complete description.
>
> BEING the property vested in Lee A. Cunningham and Wife, Jeraldine S. Cunningham, by deed from Cumberland Builders, Inc., of record in Book 5742, Page 264, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 4316 West Hamilton Road, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **L. H. HARDAWAY, JR., Trustee**, his successors in trust and assigns, forever. I covenant that I am lawfully seized and possessed of said real estate as Trustee only, by the terms of the above mentioned deed of trust, have a good and lawful right to sell and convey under the terms thereof, and same is unencumbered, except for any and all taxes, other deeds of trust or liens that may be a lien against the property and restrictions or set back lines and easements as may exist.

I FURTHER COVENANT and bind myself, my successors and assigns, to warrant and forever defend the title to the said real estate to the said **L. H. HARDAWAY, JR., Trustee**, with full power

to mortgage, sell, transfer and convey without joinder of third party beneficiary, his successors and assigns, against the lawful claims of all persons claiming by or through me as Trustee, but no further or otherwise.

WITNESS MY HAND this the 15th day of December, 1989.

James L Bass
JAMES L. BASS
Trustee

ACKNOWLEDGEMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **JAMES L. BASS, Trustee**, the within named bargainor, with whom I am personally acquainted, or proven 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 official seal at Offices, Davidson County, Tennessee, this the 15th day of December, 1989.

Janet C. Hunter
Notary Public

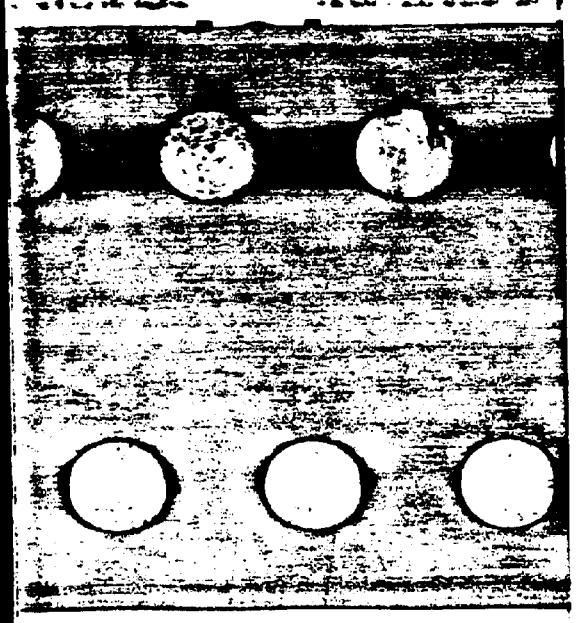
My commission expires: 8/12/91

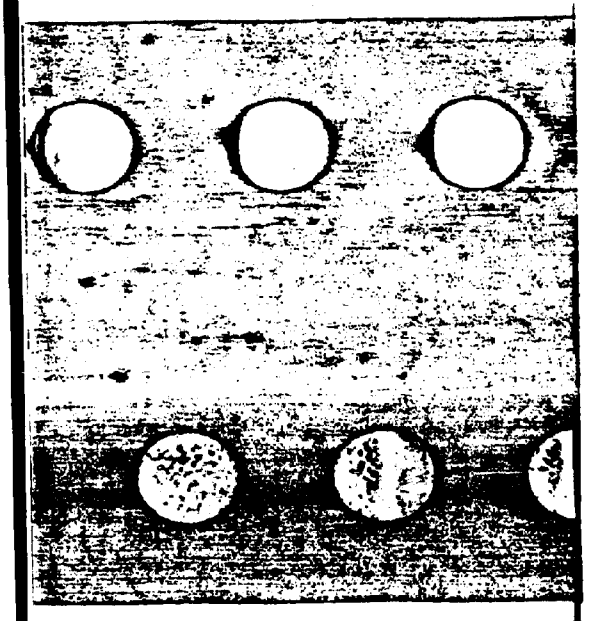
8.9.6.4 5.

IDENTIFICATION REFERENCE

DEC 15 12 16 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8005 PAGE 809

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 20722.00
				CON TX 68.31
				PRFEE 1.00
				WDEED 9.00
				TOTAL 78.31
				CHECK 78.31

12/15/89 01 12:17 0001 5141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 9 6 4 5

IDENTIFICATION REFERENCE

DEC 15 12 16 PM '89

FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

No. 276304