Filed 16

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Mellon Financial Services Corporation #7 12th Floor 1775 Sherman Street Denver, Colorado 80203-4396	SAME	96-16-121 03D-81357

TRUSTEE'S DEED

BOOK 8006 PAGE 270

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 14, 1983, executed by John R. Montgomery and wife, Linda S. Montgomery, to Albert Wm. Johnson, Trustee, which is recorded in Book 6096, page 143, Register's Office for Davidson County, Tennessee; and

WHEREAS, the indebtedness secured by said Deed of Trust of record in Book 6096, page 143, Register's Office for Davidson County, Tennessee, was assumed by James M. Smith by instrument of record in Book 6734, page 250, said Register's Office; and

WHEREAS, Mellon Financial Services Corporation #7, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 6096, page 143, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Ben A. Burns as Substitute Trustee by an instrument of record in Book 7963, page 69, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Ben A. Burns, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time, on Friday, December 15, 1989, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, I, Ben A. Burns, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Sixty Eight Thousand Forty-Six and 00/100---------- ----------Dollars ($ 68,046.00----------)

by Mellon Financial Services Corporation #7 (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ---------- Sixty Eight Thousand Forty-Six and 00/100---------- Dollars ($ 68,046.00----------) cash in hand paid by the Grantee, I, Ben A. Burns, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Being Lot No. 4 on the Plan of Larchwood, Section "One-A", as of record in Plat Book 5060, page 137, Register's Office, Davidson County, Tennessee.
>
> Being the same property conveyed to James R. Smith by deed from John R. Montgomery and wife, Linda S. Montgomery, of record in Book 6734, page 250, Register's Office for Davidson County, Tennessee.

Said property is known as 753 Fitzpatrick Road, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Substitute Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 15th day of December, 1989. BOOK 8006 PAGE 272

Ben A. Burns
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, TAMMY RENEE Wilkes a Notary Public in and for said County and State, Ben A. Burns, Substitute Trustee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1989.

Tammy Renee Wilkes
Notary Public

My Commission Expires: 5-20-92

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $68,046.00.

Ben A Burns
Affiant

Subscribed and sworn to before me on this 15th day of December, 1989.

Tammy Renee Wilkes
Notary Public

My Commission Expires: 5-20-92

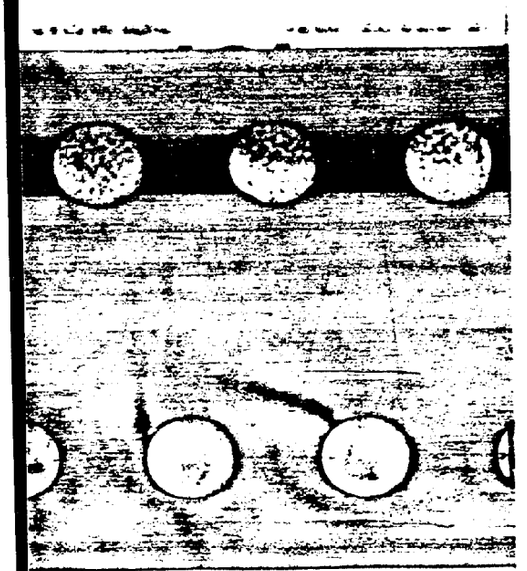
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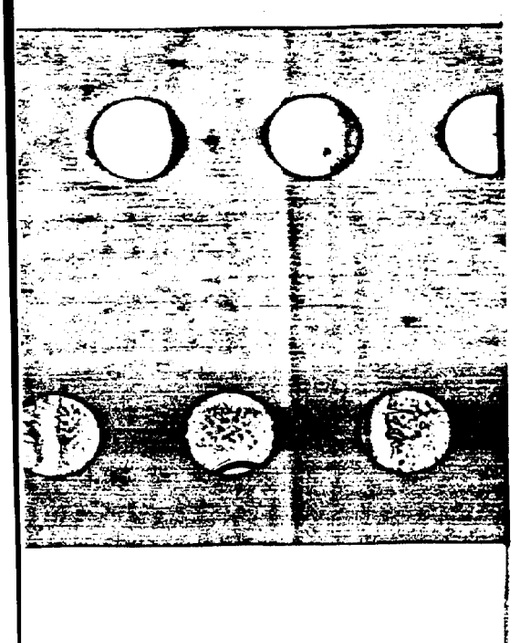
IDENTIFICATION REFERENCE

DEC 15 4 00 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

5949 12/15 0101 03CHECK 234.40





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8006 PAGE 273

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 68046.00
				CON TX 224.40
				PRFEE 1.00
				MTEED 9.00
				TOTAL 234.40
				CHECK 234.40
12/15/89	01			16:00 0001 5249

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.9.7.3.5.

IDENTIFI REFERENCE

Dec 15 4 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 276408