M&P
48-12
48-11

BOOK 8022 PAGE 657

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	THIS INSTRUMENT PREPARED BY
Marnay Sales & Mfg., Inc. Profit Sharing 41 E. 42nd Street New York, N.Y. 10017	SAME	D. Ronald Ingram 405 Two Mile Pike Goodlettsville, TN 37072

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 15, 1985 of record in Book 6560, Page 894, Register's Office for Davidson County, Tennessee, Fred M. Whitley and wife, Juanita C. Whitley, conveyed certain real property therein described to D. Ronald Ingram, Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust contains a power in the Trustee to sell the hereinafter described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust has not been paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on December 14, 1989, and thereafter on December 21, 1989, and on December 28, 1989, which notice of sale advertised the sale of the property hereinafter described for Thursday, January 4, 1990, at 1:05 P.M.; and

WHEREAS, on Thursday, January 4, 1990 at 1:05 P.M., at the South door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and the Trustee having received a bid of One Hundred Thirty-Eight Thousand Six Hundred Ninety-Nine and 85/100 Dollars, ($138,699.85) from an agent of the current lawful owner and holder of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, D. Ronald Ingram, Trustee, does hereby bargain, sell, transfer and convey unto Marnay Sales & Mfg., Inc. Profit Sharing, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Three (3) tracts or parcels of land, together with all improvements and appurtenances thereunto belonging, situate and lying in the 14th Civil District of Davidson County, Tennessee, and being more particularly bounded and described, as follows:

Tract No. I:
Beginning at an iron pin in the southwesterly margin of State Highway 112 (Clarksville Highway) at the Northeasterly corner of the property conveyed to Garland C. Hutton and Wife, by deed of record in Book 2797, Page 4, Register's

Office for said County, and running thence, along Hutton's Northwesterly line South 52 degrees West 204.5 feet to Hutton's Northwesterly corner; thence South 34 degrees 30 minutes East 128 feet to Hutton's Southwesterly corner; thence South 66 degrees 30 minutes West 174 feet to the center of Dry Fork Road; thence along the center of Dry Fork Road, North 20 degrees West 100 feet and North 23 degrees West 80 feet to the Southwesterly corner of Tract No. 2 described below; thence along the Southeasterly line of said Tract No. 2, North 48 degrees East 330 feet to the Southeasterly corner of said Tract No. 2 in the Southwesterly margin of State Highway 112, thence along the same, South 38 degrees East 110.5 feet to the beginning.

Tract No. II:
Beginning at an iron pin in the Southwesterly margin of State Highway 112 (Clarksville Highway) at the Southeasterly corner of property conveyed to Tom Resha and wife, by deed of record in Book 2399, page 557, Register's Office for said County, and running thence along Resha's Southeasterly line, South 53 degrees 10 minutes West 333 feet to the center of Dry Fork Road; thence along the center of Dry Fork Road; thence along the center of Dry Fork Road, Southeasterly 133 feet to the Northwesterly corner of Tract No. 1 described above; thence along the Northwesterly line of said Tract No. 1, North 48 degrees East 330 feet to the Southwesterly margin of State Highway 112; thence along the same, North 38 degrees West 105 feet to the beginning.

Tract No. III:
Beginning on the Southwesterly margin of State Highway 112 (Clarksville Highway) at the Southeast corner of the property conveyed to Garland C. Hutton and wife, by deed of record from Howard Moore and wife, of record in Book 2804, page 164, said Register's Office; thence with said Hutton's Southern boundary line South 52 degrees West 204.5 feet; thence with said Hutton's Eastern boundary line South 34 degrees 30 minutes East 128 feet; thence North 66 degrees 30 minutes East 219 feet to the Southwesterly margin of State Highway 112 (Clarksville Highway); thence with the same North 38 degrees West 183 feet to the beginning.

This is improved property known as 5019 Clarksville Highway, Whites Creek, Tennessee 37189

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

I, D. Ronald Ingram, as Trustee, do hereby transfer, assign and set over unto said Marnay Sales & Mfg, Inc. Profit Sharing, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Trustee, but no further or otherwise.

WITNESS MY HAND AS Trustee on this the 5th day of January, 1990.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Rebecca A. Wiggs, a Notary Public in and for said County and State, the within named D. Ronald Ingram, Trustee, the bargainor, 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 Goodlettsville, Tennessee, this 5th day of January, 1990.

Rebecca A. Wiggs
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 $138,700.00.

D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 5th day of January, 1990.

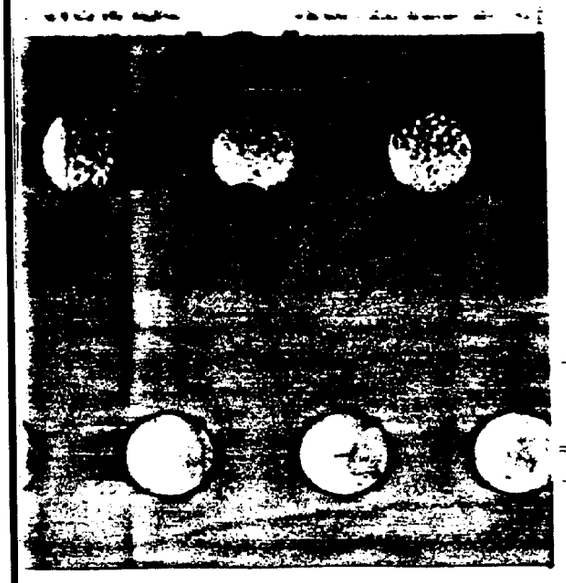
Rebecca A. Wiggs
Notary Public

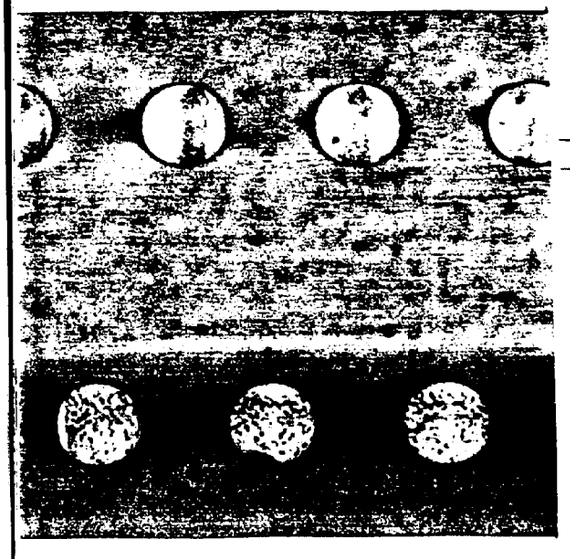
My commission expires: 5-20-92

9517.1

IDENTIFICATION REFERENCE

RUSH





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

RECEIVED OF _____

FOR _____

BOOK 8022 PAGE 660

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 138700.00
DDN TX 457.71
PRFEE 1.00
MMEED 9.00
TOTAL 467.71
CHECK 467.71

01/10/90 01 08:12 0001 1694

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 I 7 I

IDENTIFICATION REFERENCE

JAN 10 8 12 AM '90

DAVIDSON COUNTY, TN

No. 282825