092-06-0-166.00

TRUSTEE'S DEED

BOOK 8028 PAGE 80

WHEREAS, by deed of trust dated the 4th day of April, 1986, and recorded in the Register's Office of Davidson County, Tennessee, Tamela Templeton and Willie N. Jarrett, and wife, Deborah F. Jarrett recorded in Book 6826,Page 489 conveyed to D. Gene Merrill and Frederick E. Brooks as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Larry A. Weissman and/or Wanda Hayes was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. in Book 7885, Page 318 and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 29th day of December 1989, at the entrance of the Courthouse of Davidson County, Tennessee, and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale Standard Federal Savings Bank being the highest, best and last bidder, became the purchaser of said property at and for the sum of Seventy-One Thousand One Hundred Thirty-Four Dollars and 33/100 ($71,134.33) and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed.

NOW, THEREFORE, in consideration of the premises and of the payment by the said Standard Federal Savings Bank, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Larry A. Weissman and/or Wanda Hayes as Successor Trustee, does hereby grant, sell and convey unto the said Standard Federal Savings Bank as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 in Block B on the plan of the Fisk University Place, which plan is of record in Book 421, Pages 4 and 5, Register's Office for Davidson County, Tennessee. Said lot 15 fronts 48 feet on the west side of Howard Street, now called 30th Avenue North, and runs back westerly along the south margin of Clare Street 96 feet to a point, continuing along said Clare Street in a southwesterly direction 64 feet to the alley in the rear of said lot on which it measures 11 feet, and 150 feet to the margin of Howard Street.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said Standard Federal Savings Bank as aforesaid, and unto its successors and assigns forever, to whom the said Larry A. Weissman and/or Wanda Hayes as Successor Trustee, warrants the title to the aforesaid

property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Larry A. Weissman and/or Wanda Hayes as Successor Trustee, has caused this instrument to be executed by and through its duly authorized officer, this the 29th day of December, 1989.

LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

WANDA HAYES, SUCCESSOR TRUSTEE

STATE OF TENNESSEE

BOOK 8028 PAGE 81

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Larry A. Weissman and/or Wanda Hayes, Successor Trustees, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 29th day of December, 1989.

HEATHER A. LIVELY NOTARY PUBLIC

NOTARY PUBLIC

My commission expires:
My Commission Expires Sept. 23, 1991

Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 127
Memphis, TN 38117

Mail Tax Bills To: Standard Federal Savings Bank
P. O. Box 9481
Gaithersburg, MD 20898-9481

Property Address: 913 N. 30th Avenue
Nashville, TN 37209

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $71,134.33, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 29th day of December, 1989.

NOTARY PUBLIC

Notary Public

My Commission Expires Sept. 23, 1991

My commission expires:

FILED & RECORDED
DAVIDSON COUNTY, TN

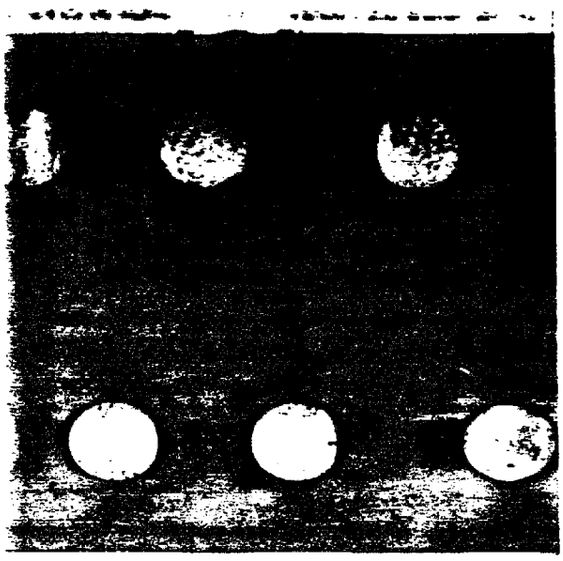
JAN 18 1 46 PM '90

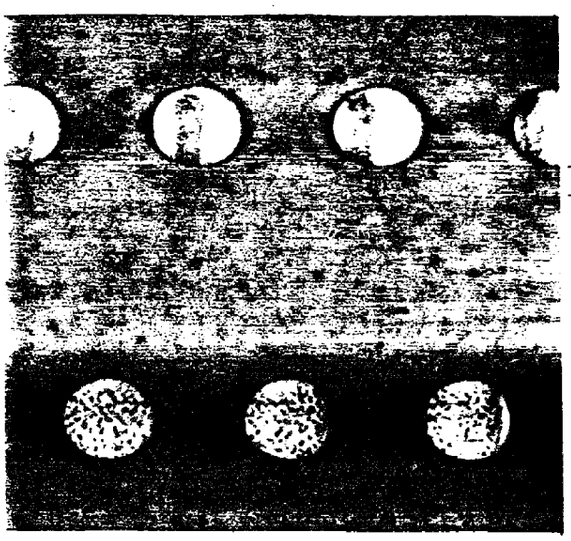
IDENTIFICATION REFERENCE

9.7.2.2.5.

0101 03CHECK 241.00

BOOK 8028 PAGE 82





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

RECEIVED OF _____

FOR _____

BOOK 8028 PAGE 82

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 71134.33
				CON TX 234.63
				PRFEE 1.00
				WDEED 6.00
				TOTAL 241.63
				CHECK 241.63
01/18/90	01			13:46 0001 4139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.2 5.

IDENTIFICATION REFERENCE

JAN 18 1 46 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 285236