ADDRESS NEW OWNER:

Floyd W. Lovvorn
7684 Sawyer Brown Rd.
Nashville, Tennessee 37221

SEND TAX BILL TO:

SAME

THIS INSTRUMENT PREPARED BY:

Jimmy A. Duncan
4904 Charlotte Ave.
Nashville, Tn. 37209

Map 91-11

Parcel: 304

12W-6205

BOOK 8051 PAGE 347

TRUSTEE'S DEED

WHEREAS, by Installment Deed dated April 19, 1985, of record in Book 6538, Page 832, Register's Office for Davidson County, Tennessee, Floyd W. Lovvorn and wife, Helen M. Lovvorn, conveyed certain real property therein described to Jimmy A. Duncan, Trustee, to secure the indebtedness described in said Installment Deed; and

WHEREAS, said Installment Deed 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 Installment Deed 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 Installment Deed, the Trustee gave notice of the time and place of sale, all in accordance with said Installment Deed, 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 7, 1989, and thereafter on December 14, 1989, and on December 21, 1989, which notice of sale advertised the sale of the property hereinafter described for December 29, 1989, at 12:00 Noon; and

WHEREAS, on Friday, December 29, 1989, at 12:00 Noon 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 Installment Deed, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Installment Deed and the Trustee having received a bid of Two Hundred Fifteen Thousand ($215,000.00) Dollars, subject to the first mortgage, from an agent of the lawful owner and holder of the indebtedness described in the said Installment Deed, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Installment Deed having been received, the receipt of all of which in hereby acknowledged.

NOW THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Jimmy A. Duncan, Trustee, does hereby bargain, sell, transfer and convey unto Floyd W. Lovvorn and wife, Helen M. Lovvorn, their successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

Tract I

Being Lots Nos. 818 and 820 of Block No. 115, Plan No. 1 West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 818 and 820 front 25 feet each on the southerly side of Alabama Avenue and run back between parallel lines 150 feet to an alley.

Tract II

Being Lots No 822 and 824 of Block No. 115, Plan No. 1, West Nashville, as of record in Book 57 Pages 74 and 75, Register's Office for said County.

Said Lots Nos. 822 and 824 front together 60 feet on the southerly side of Alabama Avenue, and extend back between parallel lines and with the easterly margin of 50th Avenue, North, formerly 9th Street, 150 feet to an alley.

This is improved property known as 4909 Alabama Avenue, Nashville, Tennessee.

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 of exemptions of the Grantor of said Installment Deed, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Installment Deed.

I, Jimmy A. Duncan, as Trustee, do hereby transfer, assign and set over unto said Floyd W. Lovvorn and wife, Helen M. Lovvorn, their successors and assigns, all of the covenants and warranties contained in said Installment Deed, 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 12th day of January, 1990.

Jimmy A. Duncan
Jimmy A. Duncan
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JOHN B. DUNCAN a Notary Public in and for said County and State, the within named Jimmy A. Duncan, 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 Nashville, Tennessee, this 12th day of January, 1990.

John B. Duncan
Notary Public

My Commission expires: 9-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $225,000.00.

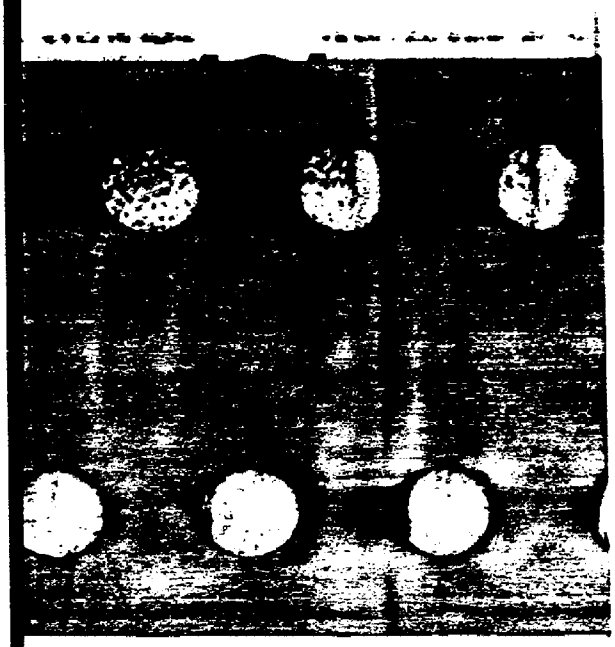
Jimmy A. Duncan
Affiant

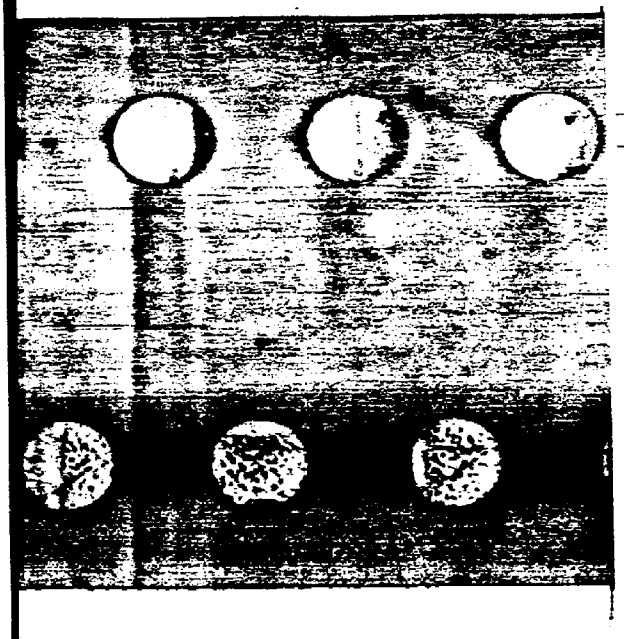
Sworn to and subscribed before me this 12th day of January, 1990.

John B. Duncan
Notary Public

My Commission expires: 9-11-90.

05989 IDENTIF. REFERENCE FEB 23 3 08 PM '90 DAVIDSON COUNTY TN. 5383 02/23/90 13:01 ASCHECK 749.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8051 PAGE 349

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	225000.00	
			CON TX 742.50	
			PRFEE 1.00	
			WDEED 6.00	
			TOTAL 749.50	
			CHECK 749.50	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/23/90 01 15:06 0001 5383

05989

IDENTIFICATION REFERENCE

FEB 23 3 08 PM '90

DAVIDSON COUNTY TN.

No. 295354