File 63

ADDRESS OF NEW OWNER:

Bobby G. Douglas et ux
900 Nesbitt Drive
Madison, TN 37115

SEND TAX BILLS TO:

Same

THIS INSTRUMENT PREPARED BY:

D. Ronald Ingram
405 Two Mile Pike
Goodlettsville, TN 37072

TRUSTEE'S DEED

BOOK 8053 PAGE 769

WHEREAS, by Deed of Trust dated May 1, 1989 of record in Book 7830, Page 425, Register's Office for Davidson County, Tennessee, Charles Michael Collins, Trustee, 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 February 1, 1990, and thereafter on February 8, 1990, and on February 15, 1990, which notice of sale advertised the sale of the property hereinafter described for February 22, 1990, at 1:00 P.M.; and

WHEREAS, on February 22, 1990 at 1:00 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 Fifty Thousand and 00/100 Dollars, ($50,000.00) from an agent of the 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 Bobby G. Douglas and wife, Cynthia A. Douglas, their successors and assigns, all of that certain real property in Davidson County, Tennessee, described as follows:

A tract or parcel of land in Davidson County, Tennessee described as follows:

Being lots 1, 2, 3, 4, 5, 19, 20, 21, 22, 23, 24, 25, 26, 27, & 28 on the Plan of East View Subdivision of the Shwab Property a plan of which is of record in Book 547, Page 64, Register's Office for said County.

Included in the above described property but specifically excluded from this description is that portion of lots 1, 2, 3, 4, and 5 conveyed to Davidson County, Tennessee by an unrecorded easement, grant or conveyance for the purpose of the widening of Dickerson Road.

Map & Parcel Numbers: 71-11-10 / 71-15-1 / 71-15-2 / 71-10-183 / 71-10-181/ 71-10-184 / 71-10-185 / 71-10-182 / 71-14-269 / 71-14-270 / 71-14-271 / 71-15-272.

Reference is made to said plan for a more specific description of each lot.

This is improved property known as 1330 Dickerson Road, Nashville, TN 37207,

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 Bobby G. Douglas and wife, Cynthia A. Douglas, their 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 22nd day of February, 1990.

D. Ronald Ingram
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

6435 02/28 0101 03CHECK 172.00

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 22nd day of February, 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 $50,000.00.

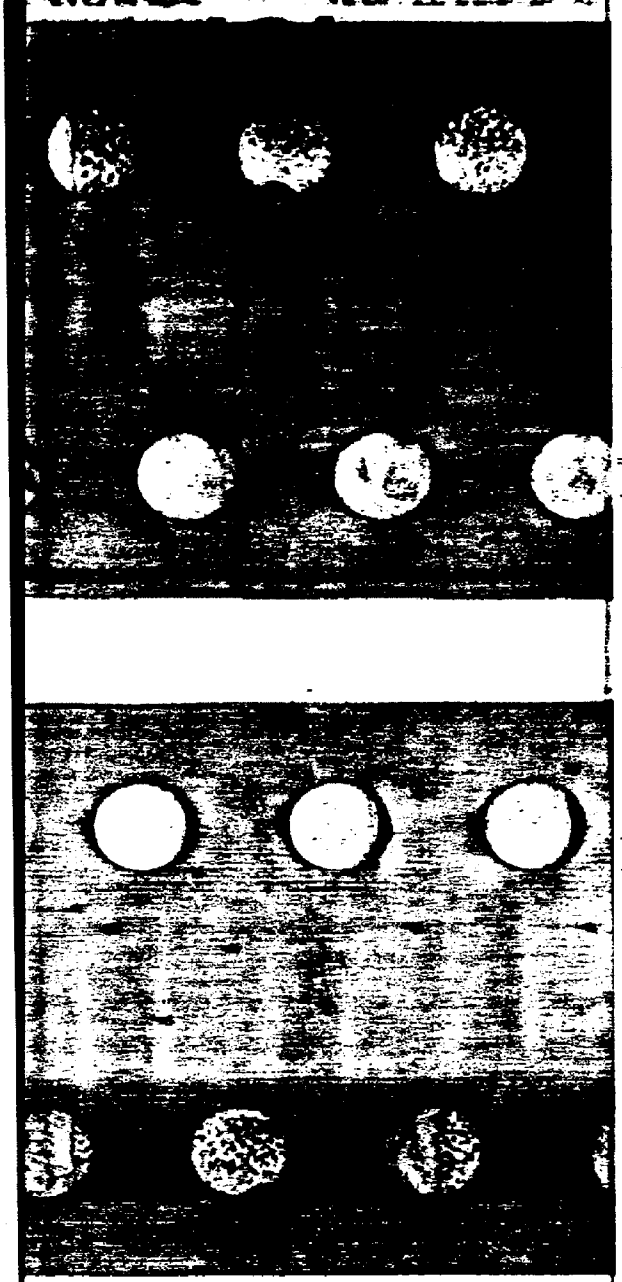
D. Ronald Ingram
Affiant

Sworn to and subscribed before me this 22nd day of February, 1990.

Rebecca A. Wiggs
Notary Public

My commission expires: 5-20-92

06894
IDENTIF. TREFERENCE
Feb 28 10 47 AM '90
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8053 PAGE 771

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 50000.00
CON TX 165.00
PRFEE 1.00
WDEED 6.00
TOTAL 172.00
CHECK 172.00

02/28/90 01 10:43 0001 6435

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06894

IDENTIF. REFERENCE

FEB 28 10 47 AM '90

DAVIDSON COUNTY TN.

No. 296390