This Instrument Prepared By:

Lawless & Associates, P.C.
19th Floor, First American Center
Nashville, TN 37238-0068

Address of New Owners:	Send Tax Statements To:	Map & Parcel
Carl R. McWhirter & wife Mary C. McWhirter 2210 Crocker Springs Road Goodlettsville, TN 37072	Same	91-11-258 91-11-259 91-11-260

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms and conditions and payments provided for in a Deed of Trust of record in Book 6274, page 163, and modified by instrument of record in Book 6414, page 255, Register's Office for Davidson County, Tennessee;

WHEREAS, John B. Hardcastle was unable to serve as Trustee and Thomas W. Lawless was appointed Successor Trustee by an instrument of record in Book 8037, page 628, Register's Office for Davidson County, Tennessee; and

WHEREAS, payment not having been made as demanded, I, Thomas W. Lawless, Successor Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock noon, February 28, 1990, at the main door of the Davidson County Courthouse, Nashville, Tennessee, 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 that may be a lien against the property; and

WHEREAS, I, Thomas W. Lawless, Successor Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fourteen Thousand Five Hundred and No/100ths Dollars ($14,500.00) by Carl R. McWhirter and wife, Mary C. McWhirter, and said property was knocked off and sold to Carl R. McWhirter and wife, Mary C. McWhirter.

NOW, THEREFORE, in consideration of the premises and the sum of Fourteen Thousand Five Hundred and No/100ths Dollars ($14,500.00) cash in hand paid by Carl R. McWhirter and wife, Mary C. McWhirter, I, Thomas W. Lawless and by these presents do transfer and convey unto Carl R. McWhirter and wife, Mary C. McWhirter, certain tracts or parcels of land situated in Davidson County, Tennessee and described as follows:

TRACT A:

Land in Davidson County, Tennessee, being the westerly 5 feet of Lot No. 1003 and all of Lots Nos. 1005 and 1007 of Block No. 153 in Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID Part of Lot No. 1003 and all of Lots Nos. 1005 and 1007 front together 56 feet on the northerly side of Delaware Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank E. Hipkins d/b/a Frank's Plumbing & Heating Company by deed from Annie M. Cuzzort, Jesse R. Cuzzort, Ethel C. O'Brien, William R. Cuzzort and Alice C. Gardner, heirs at law of Mabel Cuzzort Thomas, deceased, of record in Book 4980,

page 417, Register's Office for Davidson County, Tennessee.

The address of Tract A is 5102 Delaware Avenue, Nashville, Tennessee 37209.

TRACT B:

BEING Lots Nos. 1009 and 1011 of Block 153, Plan No. 1, West Nashville, which is of record in Book 57, pages 74 and 75, Register's Office for said County.

SAID lots join and front together 50 feet on the north side of Delaware Avenue and extend back northwardly between parallel lines 150 feet to an alley 25 feet wide.

BEING the same property conveyed to Frank's Plumbing Co. by deed from Evangelistic Building Corp. of record in Book 4863, page 504, Register's Office for Davidson County, Tennessee.

The address of Tract B is 5104 Delaware Avenue, Nashville, Tennessee 37209.

TRACT C:

BEING Lots Nos. 1013 and 1015 of Block No. 153, Plan No. 1, West Nashville, as of record in Book 57, page 74 and 75, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 1013 and 1015 front together 50 feet on the northerly side of Delaware AVenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Frank's Plumbing Company by deed from George V. DeMoss of record in Book 4239, page 625, Register's Office for Davidson County, Tennessee.

The address of Tract C is 5106 Delaware Avenue, Nashville, Tennessee 37209.

To have and to hold the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to Carl R. McWhirter and wife, Mary C. McWhirter, forever.

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

I further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said real estate to Carl R. McWhirter and wife, Mary C. McWhirter, against the lawful claims of any persons claiming by or through me as Successor Trustee, but no further or otherwise; it being my intention only to convey to Carl R. McWhirter and wife, Mary C. McWhirter no greater title in the subject real estate than I received as Trustee.

WITNESS my hand this 1st day of March, 1990.

Thomas W. Lawless

Thomas W. Lawless
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sandi B. LAWLESS, a Notary Public in and for the aforesaid County and State, Thomas W. LAWLESS, with whom I am personally acquainted, and who acknowledged upon oath or affirmation that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of MARCH, 1990.

Sandi B. LAWLESS
Notary Public

My Commission Expires: My Commission Expires Jan. 23, 1994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,500.00.

Carl R McWhirter
Affiant

Subscribed and sworn to before me, this 5 day of March, 1990.

Sandi B. LAWLESS
Notary Public

My Commission Expires: My Commission Expires Jan. 23, 1994

09335

IDENTIF. TREFERENCE

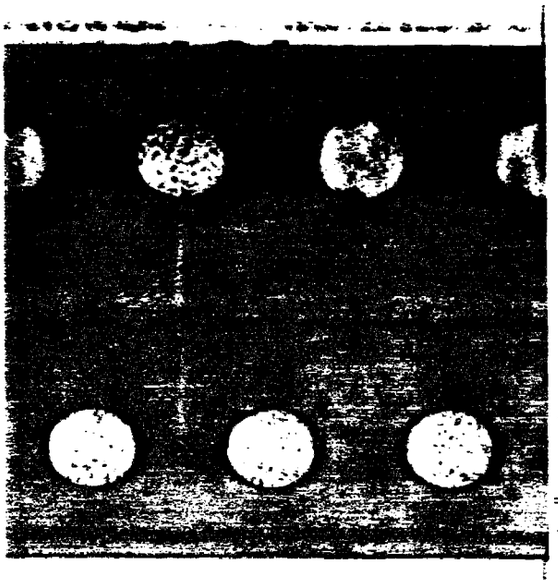
Mar 8 | 01 PM '90

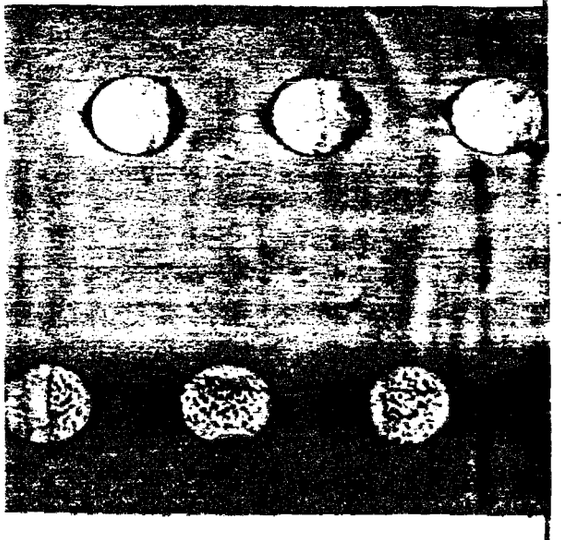
DAVIDSON COUNTY TN.

RUSH

0712 03/08 0101 03CHECK 57.85

Js





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

RECEIVED OF _____

FOR _____

BOOK 8060 PAGE 679

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 14500.00
				CON TX 47.85
				PRFEE 1.00
				MDEED 9.00
				TOTAL 57.85
				CHECK 57.85
03/08/90	01			12:58 0001 0712

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09335

IDENTIF. REFERENCE

MAR 8 1 01 PM '90

DAVIDSON COUNTY TN.

No. 299202