THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Bldg.
Nashville, TN 37201

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Herbert Nesbitt 1814 JEFFERSON ST NASHVILLE, TN 37208	- Same -	81-12 PAR 249

TRUSTEE'S DEED

WHEREAS, by Installment Deed by Herbert Nesbitt to I. Crite of record in Book 7501, page 479, Register's Office for Davidson County, Tennessee, in which Installment Deed I. Crite joined and conveyed the hereinafter described property to Bob Herrman, Trustee, to secure a promissory note described in said Installment Deed; and,

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed Bob Herrman, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and,

WHEREAS, the said Bob Herrman, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, September 29, 1989 at 12:30 o'clock P.M.; and,

WHEREAS, at the time and place stated in said advertisement the said Bob Herrman, Trustee, offered the property hereinafter described for sale to the highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower and all other exemptions which were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and,

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Bob Herrman, Trustee, offered for sale and sold said property to HERBERT NESBITT for Seven Thousand ----- And No/00 ----- ($7,000.00) Dollars, and cancellation of the indebtedness, which amount was the highest, best and last bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of Seven Thousand ----- And No/00 ----- ($7,000.00) Dollars, cash in hand paid and the cancellation of the indebtedness, I, Bob Herrman, Trustee, do hereby bargain

and sell, and by these presents, transfer and convey unto the said HERBERT NESBITT, his heirs and assigns, the following described real property in Davidson County, Tennessee, as follows:

BEING the southerly one-half of Lot No. 351 on the Plan of McGavock, Wetmore and Others First Addition to Nashville, called the "Town of McGavock", as of record in Book 21, page 23, Register's Office for said County.

SAID part of Lot No. 351 fronts 25 feet on the westerly side of Arthur, formerly Wetmore Avenue, and runs back between parallel lines, 150 feet to an alley.

BEING the same property conveyed to I. Crite by deed from Herbert Nesbitt of record in Book 7501, page 479, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 1517 Arthur Avenue, Nashville, Tennessee 37208

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I assign to said Grantee any and all warranties held by me as Trustee, but not otherwise.

WITNESS my hand on this the 29th day of September, 1989.

Bob Herrman
BOB HERRMAN, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, Bob Herrman, 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 29th day of September, 1989.

James P. Carney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-10-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $7,000.00.

Herbert Nesbitt
AFFIANT

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

James R Carney
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-10-91

JAMES R. CARNEY NOTARY PUBLIC DAVIDSON COUNTY

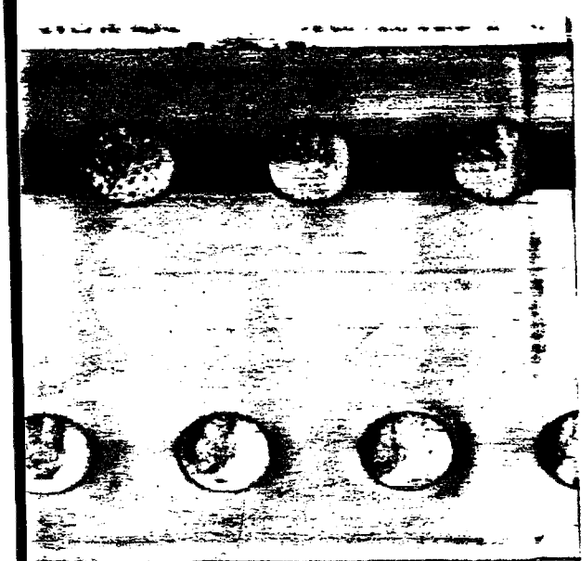
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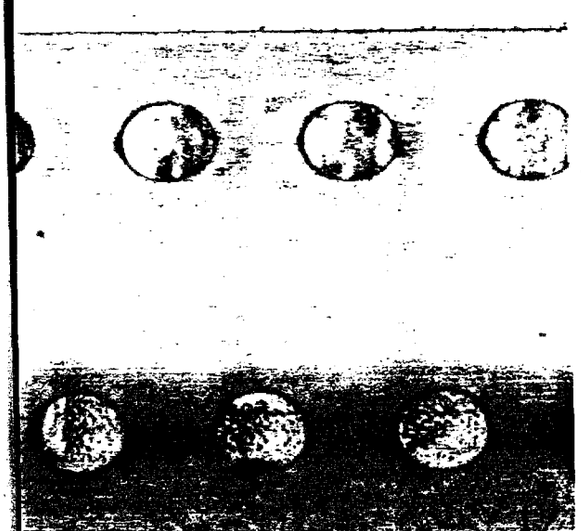
IDENTIF. REFERENCE

APR 11 1 34 PM '90

DAVIDSON COUNTY TN.

0382 04/11 0101 03CHECK 33.10





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

RECEIVED OF _____

FOR _____

BOOK 8086 PAGE 368

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	7000.00
CON TX	23.10
PRFEE	1.00
WDEED	9.00
TOTAL	33.10
CHECK	33.10

04/11/90 01 13:34 0001 0382

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

118118.8

IDENTIF. REFERENCE

APR 11 1 34 PM '90

DAVIDSON COUNTY TN.

No. 309506