This Instrument Prepared By:
Tina L. Greer
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219
(615) 742-9335

BOOK 8088 PAGE 54

SUCCESSOR TRUSTEE'S DEED

NEW OWNER & ADDRESS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Giles W. Morrill and Jeri H. Morrill	Giles W. Morrill and Jeri H. Morrill	136-3-0-A No. 29
3 Mattson Court	3 Mattson Court	
Johnson City, TN 37604	Johnson City, TN 37604	
City/ State/ Zip	City/ State/ Zip	

WHEREAS, by Deed of Trust executed by Scott P. Shaia and Karen W. Shaia to Michael J. Philbin, Trustee, and recorded in Book 7572, Page 807, Register's Office for Davidson County, Tennessee (hereinafter referred to as "Deed of Trust") and Tina L. Greer, having been appointed Substitute Trustee by instruments of record in Book 8059, Page 960, said Register's Office, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by Note of even date therewith, which Note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed Tina L. Greer, Substitute Trustee, to sell the property, and in accordance with the terms thereof, and pursuant to said direction, Tina L. Greer, Substitute Trustee, did advertise the property for sale as provided in the Deed of Trust and Note, and the property was advertised to be sold at 12:00 Noon on April 6, 1990, at the front door of the Courthouse in Davidson County, Tennessee at public outcry, to the highest and best bidder for cash, free from the equity of redemption, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in

The Nashville Record, a newspaper of general circulation in Davidson County, Tennessee on March 15, 22 and 29, 1990; and

WHEREAS, at the time and place of said sale, and upon the property being offered under the terms hereinabove set forth, Giles W. Morrill and Jeri H. Morrill, acting through their agent, Tina L. Greer, were the highest and best bidder, and became the purchaser of the property for the sum of Forty-Five Thousand Dollars ($45,000.00).

NOW, THEREFORE, the undersigned, Tina L. Greer, Substitute Trustee, pursuant to the bid of Giles W. and Jeri H. Morrill, acknowledges receipt of the sum of Forty-Five Thousand Dollars ($45,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presence does hereby transfer and convey until Giles W. and Jeri H. Morrill, in fee simple forever, the following described real property in Davidson County, Tennessee, described as follows:

> A certain condominium apartment in Davidson County, Tennessee, being Townhouse No. 29, Building No. 13, in a horizontal property regime located on the plat of Priest Lake Park Condominiums Townhouses, Phase I, as of record in Book 4460, Page 79, and as revised in Book 4460, Page 88, said Register's Office.
>
> The above said property being the same property conveyed to Scott P. Shaia and wife, Karen W. Shaia by Deed from Jeri Horton Morrill and husband, Giles W. Morrill in Book 7572, Page 804, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the grantees, their successors and assigns, forever in fee simple; and Tina L. Greer, Substitute Trustee, does hereby transfer, assign, and set over unto Giles W. Morrill and wife, Jeri H. Morrill all of her right, title and interest in the said property as Substitute Trustee, but not further or otherwise. The sale was advertised and made as Substitute Trustee only, without covenants or warranties of title, express or implied, and this conveyence is so made.

IN WITNESS WHEREOF Tina L. Greer, as Substitute Trustee, has executed these presence this 11th day of April, 1990.

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $45,000.00.

Tina L. Greer, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tina L. Greer, Substitute Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Davidson County, Tennessee this the 11th day of April, 1990.

Notary Public

My Commission Expires: 4-

18779

IDENTIF. REFERENCE

Apr 13 11 58 AM '90

1112 04/13 0101 03CHECK 158.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8088 PAGE 57



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

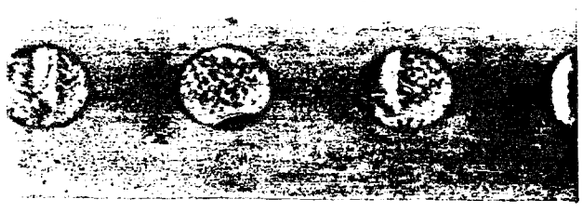
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 45000.00
				CON TX 148.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 158.50
				CHECK 158.50
			04/13/90 01	11:56 0001 1112



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



I 8 7 7 9

IDENTIF. REFERENCE

APR 13 11 58 AM '90

DAVIDSON COUNTY TN.

No. 310227