Jeffery Michael Meguiar
Loan No. 407172

Name and address of new owner:
National Mortgage Company
4041 Knight Arnold Road
Memphis, TN 38118

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758
149-5A109CO

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated May 16, 1988, recorded in Book 7547, page 444, re-recorded in Book 7565, page 928, Register's Office, Davidson County, Tennessee, Jeffery Michael Meguiar and wife, Kimberly Kay Meguiar, conveyed to Charles W. Bone, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 16, 1990 , and recorded in Book 8040, page 919, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 22, 29 and April 5, 1990, stating that on April 13, 1990, at 12:10 p.m. at the

South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to National Mortgage Company for $90,132.17, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said National Mortgage Company (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Unit No. 109 of Pepper Ridge Condominiums, Phase I, a horizontal property regime, as shown on the Plat of record in Plat Book 6900, page 526, of the Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Jeffery Michael Meguiar and wife, Kimberly Kay Meguiar, by deed from H M Properties, Inc., a Tennessee corporation, of record in Book 7547, page 440, of the Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 109 Pepper Ridge Circle, Antioch, TN 37013.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said

Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 13th day of April, 1990.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 13th day of April, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $90,132.17.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 13th day of April, 1990.

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

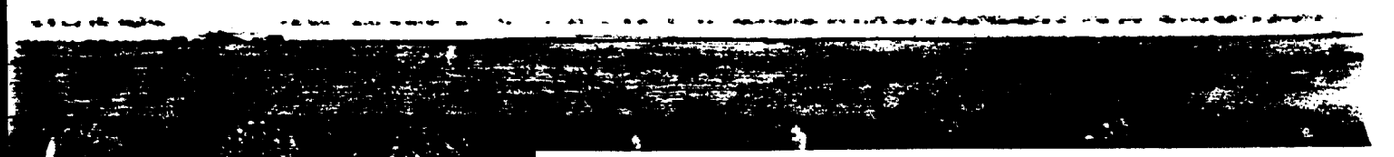
20204

IDENTIF. TREFERENCE

APR 19 2 06 PM '90

DAVIDSON COUNTY

2284 04/19 0101 02CHECK 307.32



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

RECEIVED OF _____

FOR _____

BOOK 8091 PAGE 902

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 90132.17
				CON TX 297.33
				PRFEE 1.00
				WDEED 9.00
				TOTAL 307.33
				CHECK 307.33
			04/19/90 01	14:03 0001 2784

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2U204

IDENTIF. REFERENCE

APR 19 2 06 PM '90

DAVIDSON COUNTY TN.

No. 311874