Box 41

ADDRESS NEW OWNER:

First Cumberland Bank
601 Gallatin Road North
Madison, Tennessee 37116

SEND TAX BILLS: Same.

MAP AND PARCEL NO.
MAP 51-10-12
PARCEL 11D-18405

*This instrument prepared by:
Denney, Lackey & Chernau
13th Floor
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,950.00 .

B Anthony Saunders
Affiant

Subscribed and sworn to before me this 9th day of March, 1990.

Susan Calvert-Rosenberger
Notary Public

My Commission Expires: [illegible]

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE SUSAN C. CALVERT-ROSENBERGER

22365

IDENTIF. REFERENCE

Jan 27 4 23 PM '90

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated May 4, 1983, of record in Book 6053, page 364, Register's Office for Davidson County, Tennessee, Robbie D. Maupin, a single woman, conveyed the property hereinafter described to Alfred C. Galloway, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Federal Home Loan Mortgage Corporation, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Successor Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, B. Anthony Saunders, Successor Trustee, having been appointed Successor Trustee by instrument of record in Book 8060, page 671, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 15, February 22, and March 1, 1990, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, B. Anthony Saunders, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right and equity of redemption and homestead, on March 9, 1990 at 12:00 p.m., noon, at the Main door of the County (Metro) Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, First Cumberland Bank was the highest and best bidder, the amount of their bid being in the sum of Fifty Two Thousand Nine Hundred Fifty----------and 00/100ths ($52,950.00) Dollars, and

WHEREAS, said bidder has tendered the entire amount of said bid to the Successor Trustee,

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, B. Anthony Saunders, Successor Trustee under said Deed of Trust under the said Deed of Trust of record in Book 6053, page 364, Register's Office for said County, do hereby transfer, assign and convey unto the said First Cumberland Bank, its successors and assigns, all of the right, title and interest in and to the real property described below that is vested in me, and which I have a right to transfer, in as full and ample an manner as I, as Trustee under said Deed of Trust, can or should do but no further otherwise.

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Oakland Acres, Section 3, as of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the southeasterly margin of Graycroft Avenue at the corner of Lot No. 28 and a tract marked "reserved", thence with the line between two lots southeasterly 184.9 feet; thence north 35 degrees 10 minutes east 190 feet to the southwesterly margin of Freda Villa; thence with the same, north 54 degrees 53 minutes West 176.1 feet to the beginning of a curve thence around said curve having a radius of 25 feet, southwesterly 39.3 feet to the southeasterly margin of Graycroft Avenue; thence with the same southwesterly 195.8 feet to the beginning.

Being the same property conveyed to Robbie D. Maupin by deed from Ron L. Donaldson, Sr., a single man, as of record in Boo 6053, page 309, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but specifically EXCLUDED from the effect of this sale is that portion of property conveyed to Metropolitan Government of Nashville and Davidson County, of record in Book 7601, page 715, Register's Office of Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, beginning at a point on the southwest corner of Parcel 12 of Map 51-10 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence northeasterly with a curve to the right of radius 707.90 feet along existing right-of-way line for a distance of 163.0 feet to a point; thence North 39 degrees 13 minutes 25 seconds East for a distance of 32.8 feet to a point; thence southeasterly with a curve to the right of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 50 degrees 46 minutes 35 seconds East for a distance of 5.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence South 39 degrees 13 minutes 25 seconds West along proposed right-of-way line for a distance of 32.8 feet to a point; thence southwesterly with a curve to the left of radius 702.90 feet for a distance of 161.85 feet to a point; thence North 59 degrees 21 minutes 46 seconds West for a distance of 5.05 feet to the point of beginning and containing therein an area of 1080 square feet, plus or minus.

This is improved property known as: 1301 South Graycroft
Madison, Tennessee 37115

This conveyance is made subject to unpaid taxes; the plan of record in Book 2133, page 34, Register's Office for Davidson County, Tennessee; Restrictions in Book 2092, page 492, said Register's Office; Sanitary Sewer and/or Storm Drainage Easement of record in Book 4203, page 263, said Register's Office; Temporary Easement for slope purposes as set out in Book 7601, page 715, said Register's Office; and all other restrictions, encumbrances or liens of any nature.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said First Cumberland Bank, its successors and assigns, forever.

IN WITNESS WHEREOF, the said B. Anthony Saunders, Successor Trustee, has hereunto set his hand this 9th day of March, 1990.

B Anthony Saunders, Successor Trustee and not otherwise
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, B. Anthony Saunders, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of March, 1990.

Susan Calvert-Rosenberger
Notary Public

My Commission Expires:

SUSAN CALVERT-ROSENBERGER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

5414 04/27 0101 03CHECK 184.57



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

RECEIVED OF _____

FOR _____

BOOK 8097 PAGE 827

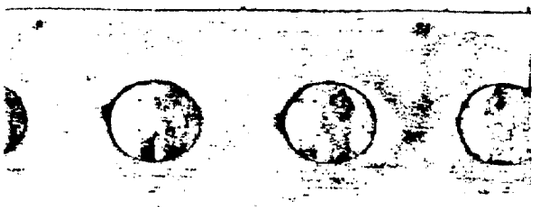


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 52950.00
CON TX 174.57
PRFEE 1.00
WDEED 9.00
TOTAL 184.57
CHECK 184.57

04/27/90 01 16:23 0001 5414



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22365

IDENTIF. REFERENCE

APR 27 4 23 PM '90

DAVIDSON COUNTY TN.



No. 314470