BOOK 8109 PAGE 437

This Instrument Prepared By:
Baker, Worthington,
Crossley, Stansberry & Woolf
Suite 1700, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.:
Bank of Goodlettsville	SAME	64-2-81
P.O. Box 488		04D 272 77
Goodlettsville, TN 37072		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated August 20, 1974, executed by E. Gale Robinson and wife, Brenda Sue Robinson, to Everett A. Covington, Jr., Trustee, which is recorded in Book 4849, page 975, Register's Office for Davidson County, Tennessee; and

WHEREAS, the Deed of Trust was modified and assumed by Charles R. Parker and wife, Leathie M. Parker, by instrument of record in Book 5757, page 576, said Register's Office; and

WHEREAS, the Deed of Trust was assigned to the Bank of Goodlettsville by instrument of record in Book 7811, page 279, said Register's Office; and

WHEREAS, Bank of Goodlettsville, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 4849, page 975, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Marshall L. Hix and Sam J. McAllester, III as Substitute Trustees by an instrument of record in Book 8085, page 427, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Marshall L. Hix, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time, on Tuesday, May 15, 1990, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold 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 which may be a lien against said property; and

WHEREAS, I, Marshall L.Hix, Substitute Trustee, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Fifteen Thousand and No/100----

---------- Dollars

($115,000.00----------) by Bank of Goodlettsville _____ (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ---------- One Hundred Fifteen Thousand and No/100---------- Dollars ($115,000.00----------) cash in hand paid by the Grantee, I, Marshall L. Hix, Substitute Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 221 in Brandywine Farms, Section XII, of record in Book 4660, page 51, Register's Office for Davidson County, Tennessee, said lot being more particularly described as follows:
>
> Said lot begins at a point on the southerly margin of Rolling Mill Court, said point being the common front corner of Lots 220 and 221; thence 78.32 feet around a curve to the left to another point in the southerly margin of Rolling Mill Court, said point being the common front corner of Lots 221 and 222; thence N. 77 deg. 14' E. 164.48 feet to a point on the common line between Lots 221 and 223; thence continuing with said line S. 17 deg. 39' W. 100 feet to a monument; thence with said line S. 20 deg. 36' E. 205.27 feet to a point; thence N. 84 deg. 42' W. 200 feet to a point on the common boundary line between Lots 220 and 221; thence with said line N. 13 deg. 11' W. 177.58 feet to the point of beginning.
>
> Being the same property conveyed to Charles R. Parker and wife, Leathie M. Parker, by deed from E. Gale Robinson and wife, Mary Ann Robinson, of record in Book 5752, page 57, Register's Office for Davidson County, Tennessee, and further conveyed to Charles Richard Parker and Leathie M. Parker as equal tenants in common by Order of the Probate Court for Davidson County, Tennessee, in the case of Leathie M. Parker vs. Charles Richard Parker, Case No. 86D-2678, which Order is of record in Book 7585, apge 552, Register's Office for Davidson County, Tennessee.

Said property is known as 205 Rolling Mill Road, Old Hickory, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

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

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and

assigns, against the lawful claims of any persons claiming by or through me as Substitute Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Substitute Trustee and that, as Substitute Trustee, I have the right to sell and convey.

THIS sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 15th day of May, 1990.

Marshall L. Hix
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public in and for said County and State, Marshall L. Hix, Substitute Trustee, the within named bargainor(s), 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 15th day of May, 1990.

Renee D. Gentry
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: March 26,1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 115,000.00 .

Marshall L. Hix
Affiant

Subscribed and sworn to before me on this 15th day of May, 1990.

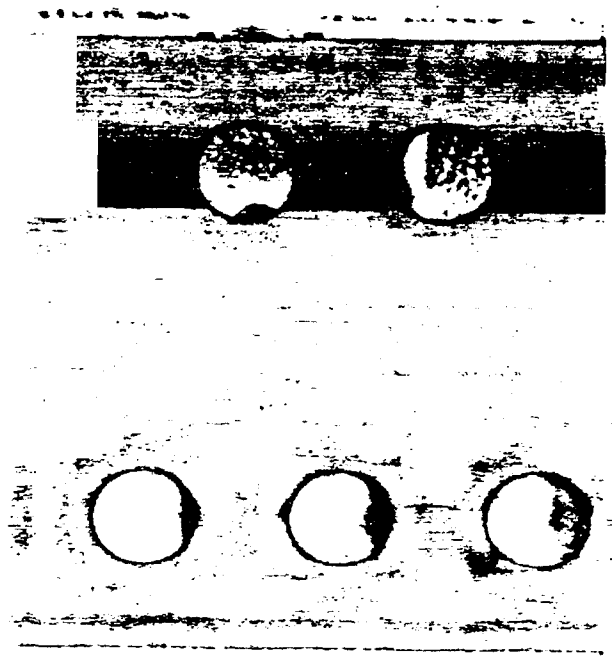
Renee D. Gentry
Notary Public

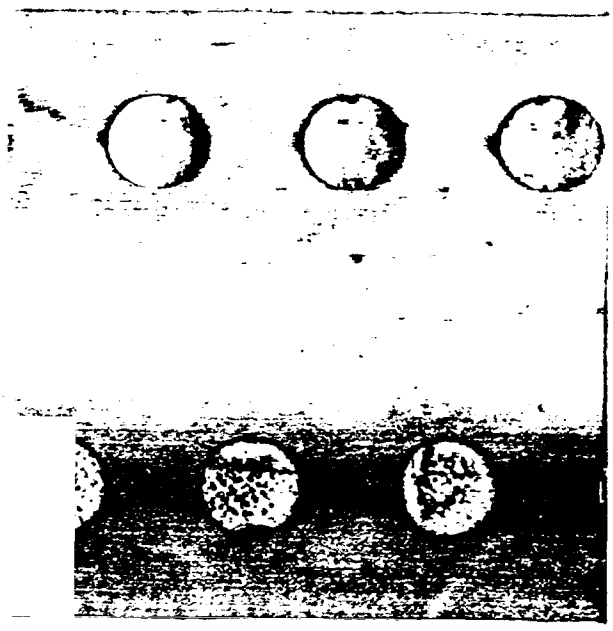
NOTARY PUBLIC AT LARGE

My Commission Expires: March 26, 1994

26344

MAY 15 3 31 PM '90





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
115000.00
CON TX 379.50
PRFEE 1.00
MREED 9.00
TOTAL 389.50
CHECK 389.50

05/15/90 01 15:32 0001 1735

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26344

IDENTIFICATION REFERENCE

MAY 15 3 31 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 319188