THIS INSTRUMENT PREPARED BY:

RICK M. JOHNSON
3221 Nolensville Road
Nashville, TN 37211
(615) 833-5858

Box 20

NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
James R. Taylor and wife Yvonne P. Taylor; and Edgar Cunningham and wife Jean D. Cunningham 4722-A and 4726-A Nolensville Rd., Nashville, TN 37211	S. A. M. E.	147-12-077 147-12-078

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TRUSTEE'S SALE

WHEREAS, on January 17, 1989, **Vince Formosa and wife Melanie Formosa** executed a Deed of Trust to Rick M. Johnson, and Amanda J. McClendon Trustees, to secure a promissory note in the original amount of **TWO HUNDRED THOUSAND & NO/100** $200,000.00, **DOLLARS** same being payable to **James R. Taylor and wife Yvonne P. Taylor and Edgar Cunningham and wife Jean D. Cunningham** said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 7760, Page 967, and;

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

WHEREAS the owner and holder of the said indebtedness directed the said, Rick M. Johnson, Trustee, to sell the said property described in the Deed of Trust and in accordance with the terms thereof, and pursuant to said direction, Rick M. Johnson, Trustee, did advertise the saie property for sale as provided in said Deed of Trust, by giving three (3) consecutive publications, namely April 5, April 12 and April 19, 1990, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption dower and homestead, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust.

PURSUANT to said advertisement, on May 15, 1990, at 10:30 a.m. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equitites as provided in said Deed of Trust, at which time **James R. Taylor and wife Yvonne P. Taylor, and Edgar Cunningham and wife Jean D. Cunningham** submitted the highest and best bid of **TWO HUNDRED THOUSAND AND NO/100** ($200,000.00) **DOLLARS** in the amount of cash.

NOW, THEREFORE, inconsideration of the premises, Rick M. Johnson, Trustee, does hereby sell, transfer and convey to **James R. Taylor and wife, Yvonne P. Taylor, and Edgar Cunningham and wife Jean D. Cunningham.**

to their successors and assigns in fee simple, and in bar of all equities above mentioned,

the following described real property, to wit: BOOK 8110 PAGE 118

TRACT 1:

Land in Davidson County, Tennessee, being tax number 147-12-078.00 and being Lot nO. 3 on the map showing the Resubdivision of Lot No. 3 on the plan of the Tom C. Lamb Subdivision, Section 4 as of record in Plat Book 4885, Page 41, Register's Office for Davidson County, Tennessee more particularly described as follows: BEGINNING at a point in the Easterly margin of a 20 foot alley, the common front corner of Lot 3 herein and Lot 3A as shown on said plat, and a distance 428.39 feet more or less from the right-of-way of Haywood Land; Thence South 26° 22' 0" East 89.04 feet to a point; Thence north 63° 38' 0" East 65.00 feet to a point; Thence South 26° 22' 0" East 25.65 feet to a point; Thence South 63° 38' 0" West 159.82 feet to a point in the Easterly margin of the 20 foot alley herein above mentioned: Thence with the margin of said alley North 26° 12' 43" West 116.14 feet to the point of beginning.

TRACT 2:

Land in the 5th Civil District of Davidson County, Tennessee, being tax number 147-12-077.00 described as follows:

BEGINNING at a spike in the easterly margin of a 50-foot Road, being the southwesterly corner of the land therein described; thence with the margin of said Road, north 26° 22' west 83 feet to a spike; thence leaving the said Road, north 63° 58' east 144.72 feet to an iron pin; thence south 26° 25' east 100.35 feet to an iron pin; thence south 65° 40' west 109.72 feet to an iron pin; thence south 86° 13' 30" west 37.65 feet to an iron pin, containing .325 acres.

Being the same property conveyed to Vince Formosa and wife Melanie Formosa by deed from James T. Taylor and wife Yvonne P. Taylor and Edgar Cunningham and wife Jean D. Cunningham, of record in Book 7760, Page 964; Register's Office for Davidson County, Tennessee.

This is improved property known as: **4722-A and 4726-A Nolensville Rd., Nashville, TN 37211.**

Rick M. Johnson, Trustee, conveys to James R. Taylor and wife Yvonne P. Taylor and Edgar Cunningham and wife Jean D. Cunningham, all the rights conveyed to him as said Trustee, in said Deed of Trust, including such covenants and warranties as he, as such Trustee, may lawfully make, all his actions in the premises being solely as trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand in Nashville, Tennessee, this 15 day of May, 1990.

RICK M. JOHNSON

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 Rick M. Johnson, 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, this the 15th day of May, 1990.

NOTARY PUBLIC

My Commission Expires: 1-23-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater, for this transfer is $ 200,000.00.

AFFIANT

Sworn to and subscribed before me this 15th day of MAY, 1990.

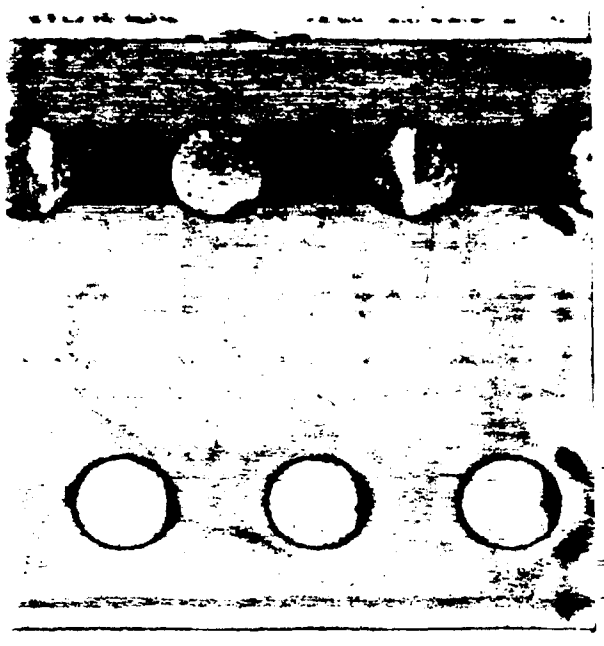
NOTARY PUBLIC

My commission expires: 1-23-93

26563

RECEIVED FOR RECORD
MAY 16 11 22 AM '90

1999 05/16 0101 03CHECK 670.00



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

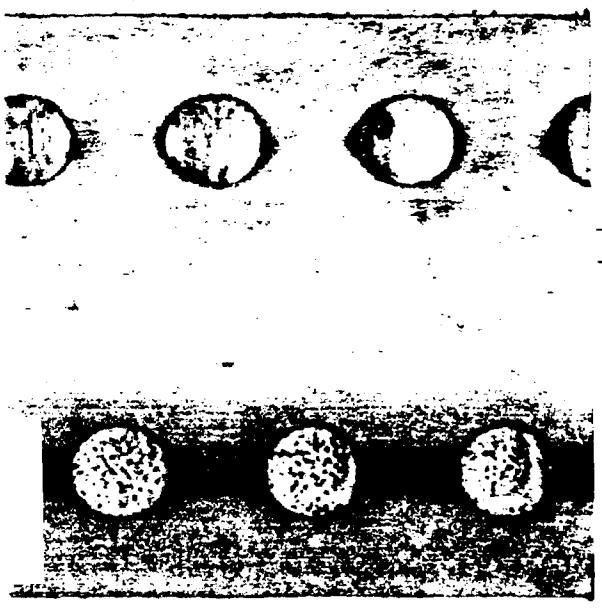
RECEIVED OF _____

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 200000.00
CON TX 660.00
PRFEE 1.00
WDEED 9.00
TOTAL 670.00
CHECK 670.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 05/16/90 01 11:25 0001 1999

26563

IDENTIFI REFERENCE

MAY 16 11 22 AM '90

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 319448