This Instrument Prepared By:
John T. Gwin, Attorney At Law
2332 N. Mt. Juliet Rd.
P. O. Box 888
Mt. Juliet, TN 37122

MORTGAGEE:

ADDRESS NEW OWNER:
Jimmy H. Martin
P.O. Box 646
Hermitage, TN 37076

SEND TAX BILLS:
To New Owner

MAP-PARCEL:
Map 74-4
Parcel 77
FBN 4D-66720

SUCCESSOR TRUSTEE'S DEED

WHEREAS, under date of March 30, 1988, Lee E. Martin and wife, Lori M. Martin executed a certain Deed of Trust to William G. Traber, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 7507, page 438, Register's Office for Davidson County, Tennessee; and

WHEREAS, the original Trustee has declined to serve, and the owner and holder of the indebtedness secured by the aforesaid deed of trust has appointed John T. Gwin as Successor Trustee, by virtue of an instrument of record in Book 8111, page 737, Register's Office for Davidson County, Tennessee, in accordance with the terms and conditions contained in the said original deed of trust, thereby vesting said Successor Trustee with all of the rights, powers and privileges of the original Trustee named in said deed of trust; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Successor Trustee, has been requested by Jimmy H. Martin, the lawful holder and owner of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Successor Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of May 24, 1990; May 31, 1990; and June 7, 1990, of said newspaper, such sale having been advertised for Thursday, June 14, 1990, commencing at 12:00 o'clock noon at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Jimmy H. Martin, to wit a bid of: Twelve Thousand Four Hundred Eighty Nine & 48/100 ($12,489.48) Dollars, which bid was then and there accepted by the undersigned as Successor Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John T. Gwin as Successor Trustee, has bargained and sold, and does by these presents bargain, sell, and convey unto Jimmy H. Martin, the property advertised and sold as herein above recited, situated, lying, and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 58 on the Plat of Hermitage Hills, Section 12, of record in Book 4675, page 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee E. Martin and wife, Lori M. Martin, by virtue of a deed dated March 30, 1988, from Gary M. Welch, unmarried, of record in Book 7507, page 435, Register's Office for Davidson County, Tennessee.

This is improved property known as 916 Hermitage Ridge Drive, Hermitage, Tennessee 37076.

The undersigned Successor Trustee conveys the foregoing property to the said Jimmy H. Martin, subject to any and all unpaid taxes, restrictions and easements of record, and prior liens and mortgages, if any, including but not necessarily limited to a prior mortgage indebtedness of record in Book 5366, page 65, Register's Office for Davidson County, Tennessee, and warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Successor Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

Witness my hand this the 14th day of June, 1990.

Successor Trustee

John T. Gwin, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named **John T. Gwin, Successor 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 he executed the foregoing for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14± day of June, 1990.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-13-1993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $12,489.48.

AFFIANT

Sworn to and subscribed before me
this 14± day of June, 1990.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 3-13-1993

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

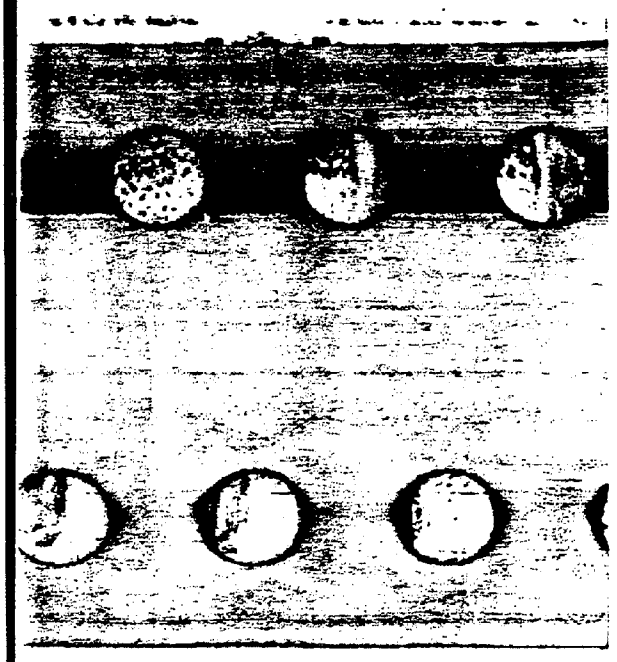
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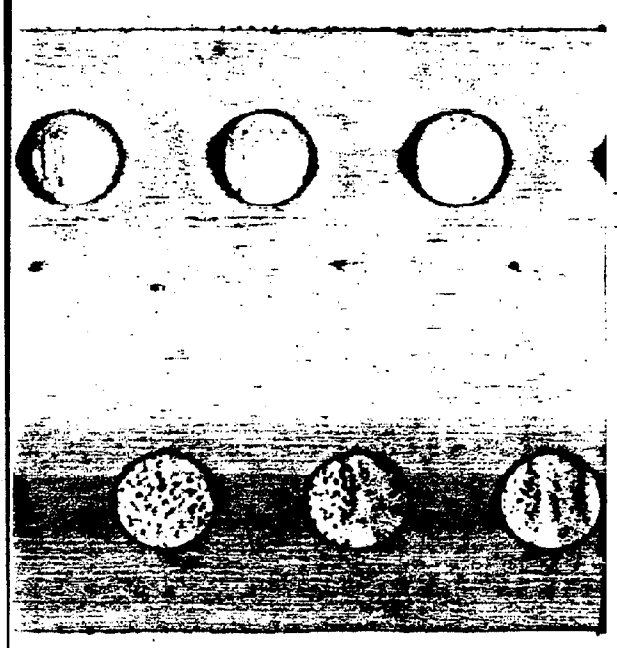
IDENTIFICATION REFERENCE

JUN 14 12 16 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

0561 06/14 0101 03CHECK 51.25





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

RECEIVED OF _____

FOR _____

BOOK 8131 PAGE 478

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 12489.48
				CON TX 41.25
				PRFEE 1.00
				WDEED 9.00
				TOTAL 51.25
				CHECK 51.25

06/14/90 01 12:18 0001 0561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34062

IDENTIFT REFERENCE

JUN 14 12 16 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 328211