jlr585/lrn:7/2/90

FROM: Stephen C. Baker
TRUSTEE

TO: Richard J. Puncochar and Esmond H. Harding

Address New Owner as follows: Richard J. Puncochar and Esmond H. Harding 907 Holly Tree Gap Rd. Brentwood, Tn 37027

Send Tax Bills to: (same)

Map-Parcel No. Map 133-14-A; Parcel 45

This instrument prepared by: DEARBORN & EWING, 1200, One Commerce Place, Nashville, Tennessee 37239 Filed by & ret

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of July, 1990.

Notary Public

My Comm. Expires: 3/27/93

TRUSTEE'S DEED

WHEREAS, by deed of trust dated April 1, 1982, of record in Book 5885, page 464, Register's Office for Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", Mark Douglas Welker and wife, Virginia Sajdera Welker conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a note of even date therewith, which note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

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

WHEREAS, the owner and holder of the indebtedness directed Stephen C. Baker, Trustee, to sell the Property, and in accordance with the terms thereof, and pursuant to said direction, Stephen C. Baker, Trustee, did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at 11:10 A.M., on June 11, 1990, at the front door of the Courthouse in Nashville, Davidson County, Tennessee, to sell for cash to the highest bidder, free from all right of homestead exemption in and equitable and statutory redemption of the property, and all right of dower and curtesy in the property, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust; and the advertisement of sale was duly published in THE NASHVILLE RECORD, a newspaper of general circulation in Davidson County, Tennessee, on May 17, 24, and 31, 1990; and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, Richard J. Puncochar and Esmond H. Harding, acting through their agent, Richard J. Puncochar, were the highest and best bidders;

NOW, THEREFORE, the undersigned, Stephen C. Baker, Trustee, pursuant to the bid of Richard J. Puncochar and Esmond H. Harding, acknowledges receipt of the sum of Fourteen Thousand and no/100 Dollars ($14,000.00), which was the highest bid, and for and in consideration of said bid, has bargained and sold, and by these presents does hereby transfer and convey unto Richard J. Puncochar and Esmond H. Harding, their heirs and assigns, the following described real estate in Davidson County, Tennessee:

Unit C-5, of Oakcrest Condominium created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5884, page 960, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Oakcrest Condominium, of record in Book 5200, page 413, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Mark Douglas Welker and wife, Virginia Sajdera Welker, by deed from Lanmar Development Corp., a Tennessee corporation, of record in Book 5885, page 460, said Register's Office.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Richard J. Puncochar and Esmond H. Harding, their heirs and assigns, forever; and Stephen C. Baker, Trustee, does hereby transfer, assign, and set over unto Richard J. Puncochar and Esmond H. Harding, all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Stephen C. Baker, Trustee, has executed this instrument as of the 29th day of June, 1990.

Stephen C. Baker, Trustee

Stepheh C. Baker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

5953 07/03 0101 03CHECK 53.20

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and wno upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of July, 1990.

Donna M. Brooks
NOTARY PUBLIC

DONNA M. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

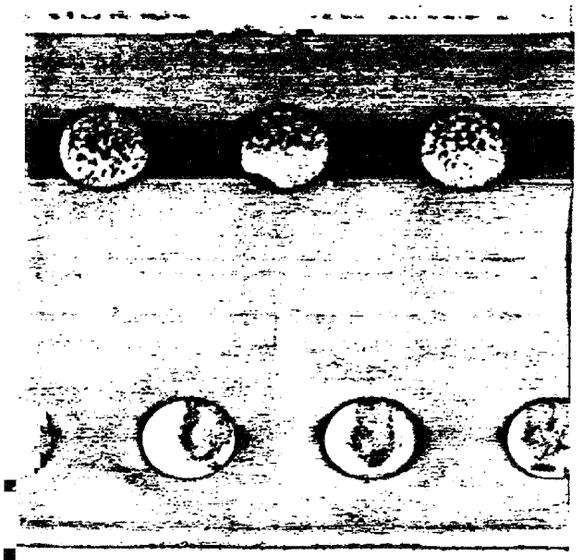
My Commission Expires: May 8, 1991

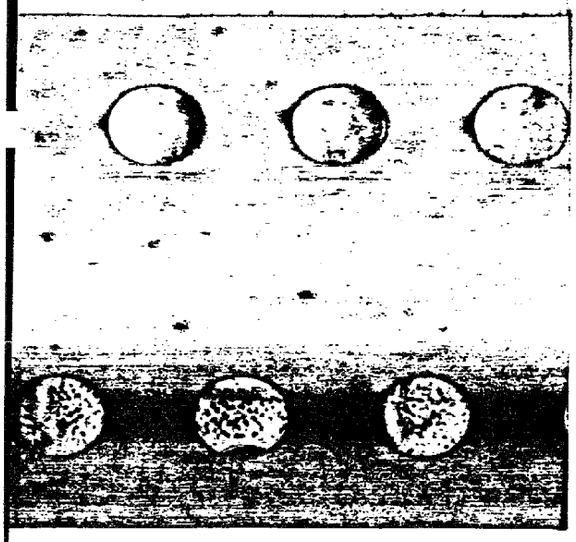
3881.0

IDENTIFICATION REFERENCE

Jul 3 11 07 AM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 8144 PAGE 993

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	14000.00
CON TX	46.20
PRFEE	1.00
WDEED	6.00
TOTAL	53.20
CHECK	53.20

07/03/90 01 11:09 0001 6953

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3881.0

IDENTIFICATION REFERENCE

JUL 3 11 08 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 333841