Map 16.0-15-A
Par-33 Lu

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THIS INSTRUMENT PREPARED BY:
William J. Yost, Attorney
P.O. Box 1544
198 East Main Street
Franklin, TN 37065-1544

Send tax bill to new owner:
First Tennessee Bank N.A.
Public Square
Franklin, TN 37064
Attn: James McGrew

BOOK 8149 PAGE 152

TRUSTEE'S DEED

WHEREAS, Billy G. McElhaney by Deed of Trust, (the "Deed of Trust") dated May 29, 1986, executed by Billy G. McElhaney to Brenda Franks Hale, Trustee, recorded in Book 6874, page 114, Register's Office for Davidson County, Tennessee. Said Deed of Trust was later modified by Promissory Note and Deed of Trust Modification and Extension Agreement (the "Deed of Trust Modification") executed by Billy G. McElhaney and wife, Sheila Ruth McElhaney, dated November 1, 1988, transferring and conveying to James M. McGrew, Jr. and Elizabeth W. Clark, Trustees, the property described in Exhibit A attached hereto (the "Property") (said Promissory Note and Deed of Trust Modification and Extension Agreement being of record in Book 7694, page 77, Register's Office for Davidson County, Tennessee); and

WHEREAS, Successor Trustees have been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 7694, page 77, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust and Promissory Note and Deed of Trust Modification and Extension Agreement has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustees to foreclose the Deed of Trust and Promissory Note and Deed of Trust Modification and Extension Agreement; and

WHEREAS, the Successor Trustees, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder, at public outcry, free from the equitable rights of redemption, statutory right of redemption, homestead, dower, marital share and all other exemptions and redemptive rights which are expressly waived in the Deed of Trust, at twelve o'clock (noon), July 6, 1990, at the Davidson County Courthouse, Nashville, Tennessee when and where FIRST TENNESSEE BANK NATIONAL ASSOCIATION ("Grantee"), became the last and highest bidder at the price of One Hundred Nineteen Thousand DOLLARS ($119,000.00) cash.

NOW, THEREFORE, in their capacity as Seccessor Trustees, and not otherwise, and in consideration of the premises stated above, James M. McGrew, Jr. and Elizabeth W. Clark, Successor Trustees hereby convey the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in a full and complete manner as the undersigned, in their capacity as Successor Trustees, and not otherwise, has the power to convey the same.

James M. McGrew, Jr. and Elizabeth W. Clark, as fully as they are authorized as Successor Trustees, and not individually or otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under them. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. All matters appearing on the Plan of Hearthstone Manor, Phase II, of record in Plat Book 6200, page 144, as amended in Plat Book 6250, page 492, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5409, page 485, said Register's Office.

4. Declaration of Covenants, Conditions and Restrictions of reocrd in Book 6424, page 839, as amended in Book 6582, page 154 and further amended by second amendment in Book 660, page 3, Register's Office for Davidson County, Tennessee.

5. Subject to the high and low water of the lake.

6. Any and all visible easements lying on and across the property.

7. All building regulations and zoning ordinances.

8. Rights or claims of parties in possession not shown by the public records.

9. Easements, or claims of easements, not shown by the public records.

10. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

Words used herein indicating number or gender shall be read as context may require.

Dated this 9 day of July, 1990.

James M. McGrew, Jr., as Successor Trustee, and not otherwise

Elizabeth W. Clark

Elizabeth W. Clark, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, Ruth Reed, a Notary Public in and for said County and State, the within named James M. McGrew, Jr. and Elizabeth W. Clark, Successor Trustees, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of July, 1990.

Ruth Reed

Notary Public

My Commission Expires: 5/1/93

STATE OF TENNESSEE)

COUNTY OF Williamson

The actual consideration for this transfer or value of the property transferred, whichever ~~is greater,~~ is ONE HUNDRED NINETEEN THOUSAND DOLLARS ($119,000.00).

AFFIANT

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

Notary Public

My Commission Expires: 3-29-92

EXHIBIT A

LAND in Davidson County, Tennessee, being Unit No. 33 on the Plan of Hearthstone Manor, Phase II, a Planned Unit Development, of record in Book 6250, page 492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Billy G. McElhaney by deed from Radnor Homes, Inc. of record in Book 6874, page 111, Register's Office for Davidson County, Tennessee

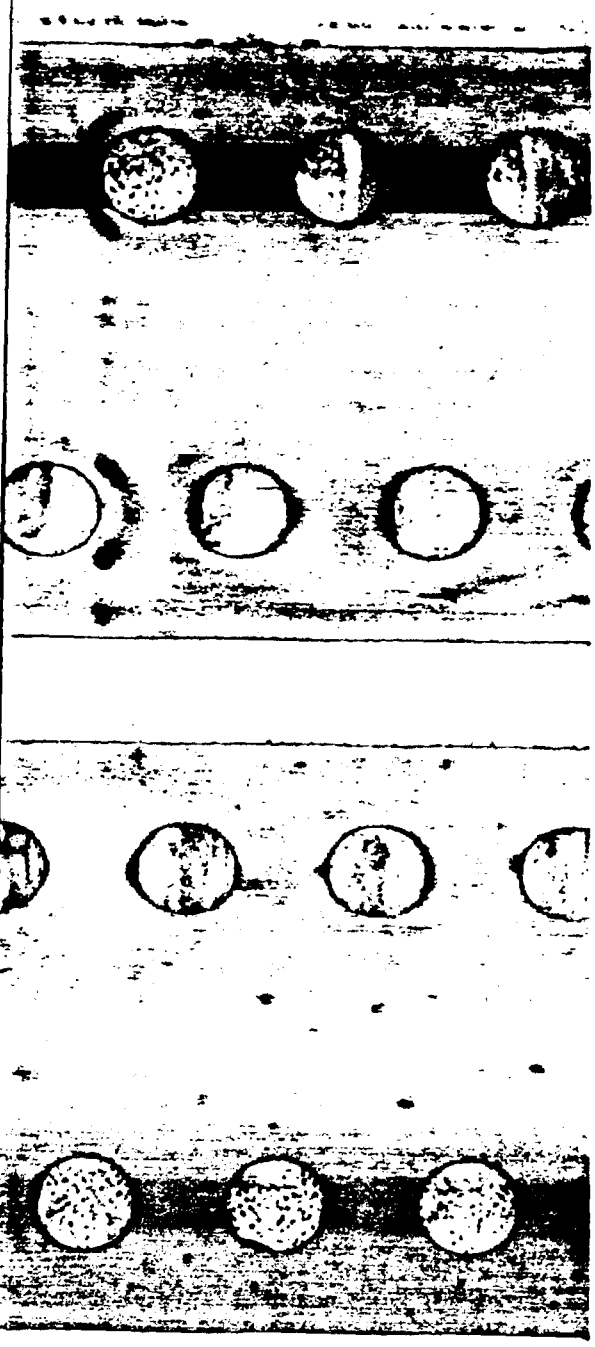
3568 07/10 0101 03CHECK 402.70

40218

IDENTIFICATION REFERENCE

JUL 10 10 33 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8149 PAGE 155

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
119000.00
CON TX 392.70
PRFEE 1.00
WDEED 9.00
TOTAL 402.70
CHECK 402.70

07/10/90 01 10:36 0001 8568

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4021:8

IDENTIFT REFERENCE

JUL 10 10 33 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 335434