STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $58,498.79.

Affiant

This instrument was prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
c/o Edward T. Brading
P.O. Box 2757
230 Fourth Avenue North
Metropolitan Federal Building
Third Floor
Nashville, Tennessee 37219-0757

Subscribed and sworn to before me, this 17th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 5/23/94

Address new owner:	Send Tax Bills to:	Map-Parcel Numbers
Maxie Patton, Trustee c/o Garry Zeitlin P.O. Box 210543 Nashville, TN 37221	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, Tennessee 37219	162-16-54 5DU-76512

203-05

SUCCESSOR TRUSTEE'S DEED

WHEREAS, LEWRIGHT B. SIKES and GARRY W. LEWIS by a Deed of Trust dated October 11, 1985, of record in Book 6703, page 578, Register's Office for Davidson County, Tennessee, conveyed to Saturn & Mazer, Trustee, the hereinafter described real property to secure the payment of indebtedness more fully described therein, which indebtedness is held and owned by Maxie Patton, Trustee; and

WHEREAS, Maxie Patton, Trustee, appointed Edward T. Brading as Successor Trustee by an Appointment of Successor Trustee of record in Book 8123, page 955, aforesaid Register's Office; and

WHEREAS, default was made in payment of the indebtedness; and

WHEREAS, the owner and holder of the indebtedness demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Maxie Patton, Trustee, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on June 14, 1990, June 21, 1990 and June 28, 1990; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on Tuesday, July 17, 1990, and Maxie Patton, Trustee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $100.00, subject to an indebtedness secured by a deed of trust encumbering such property owing to Metropolitan Federal Savings and Loan Association in the outstanding balance of $58,398.79.

NOW, THEREFORE, EDWARD T. BRADING, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to **MAXIE PATTON, TRUSTEE**, and his successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 62A on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58 through 66, as of record in Book 6250, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary, by quitclaim deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Book 6670, page 902, said Register's Office. By deed of record in Book 6703, page 575, Register's Office for said County, Maxie Patton, Trustee, conveyed his interest in subject property to LeWright B. Sikes and Garry Wayne Lewis (joint tenants-right of survivorship).

The address of this property is 505 Bell Trace Court, Antioch, Tennessee 37013.

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property.

2. Matters shown on the Plan of record in Book 5200, page 603, Register's Office for said County, as amended in Book 6250, page 615, Register's Office for said County.

3. Deed of trust executed by Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary, to Attorneys Title Company, Inc., Trustee, of record in Book 6670, page 954, Register's Office for said County, dated September 27, 1985, to secure to Metropolitan Federal Savings and Loan Association an indebtedness in the amount of $55,200.00, and any other sums which may be and become payable under the terms thereof.

4. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

5. Any matters not subordinate to the Deed of Trust foreclosed upon.

TO HAVE AND TO HOLD the aforesaid real estate free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Edward T. Brading, as Successor Trustee, and not otherwise, warrants the title to said property to Maxie Patton, Trustee, and his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 17th day of July, 1990.

Edward T. Brading, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **EDWARD T. BRADING**, Successor Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

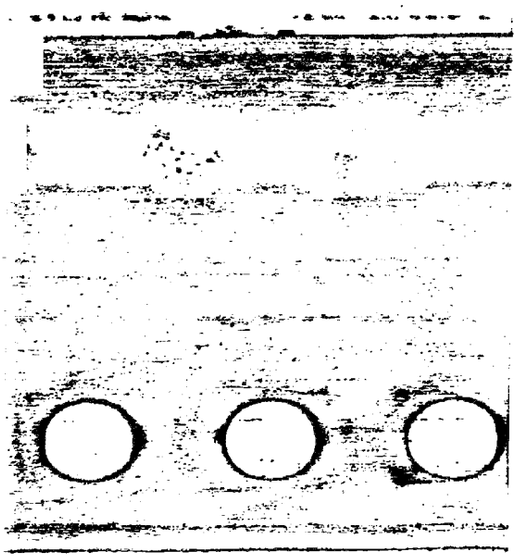
Witness my hand, at office this 17th day of July, 1990.

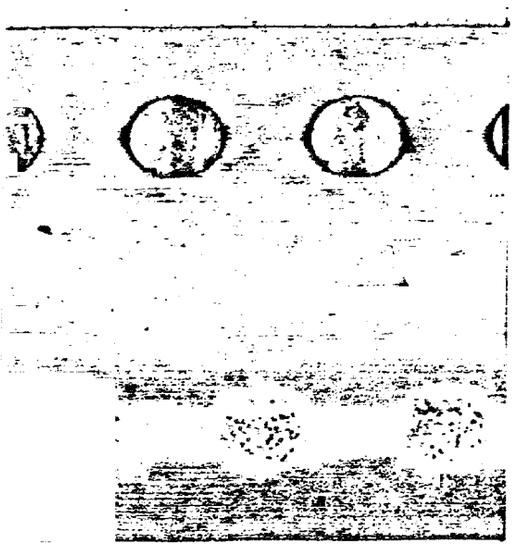
Notary Public

My Commission Expires: 5-23-94

42127

JUL 17 3 53 PM '90





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8154 PAGE 837

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 58498.79
CON TX 193.05
PRFEE 1.00
MISC 9.00
TOTAL 203.05
CHECK 203.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 54 0001 0883

421127

IDENTIFICATION REFERENCE

JUL 17 3 53 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 337715