TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS that whereas, JAMES M. STAGGS and wife, CHERYL W. STAGGS executed a certain Deed of Trust on the 22nd day of October, 1986, and registered the same in Book 7026, Page 24, Register's Office, Davidson County, Tennessee naming in said Deed of Trust PHILLIP L. CRAWFORD as Trustee;

AND WHEREAS, the said JAMES M. STAGGS and wife, CHERYL W. STAGGS, executed an additional Deed of Trust on the 29th day of July, 1988, and registered the same in Book 7632, Page 159, Register's Office, Davidson County, Tennessee, also naming in said Deed of Trust PHILLIP L. CRAWFORD as Trustee;

AND WHEREAS, default has been made in the performance of the terms and provisions of said Deeds of Trust, or in the payment of the indebtedness and obligations secured thereby, and the FIRST NATIONAL BANK OF PIKEVILLE, TENNESSEE, the owner and holder of said note, requested the Trustee to advertise and sell the property herein conveyed by the Deeds of Trust, according to the terms thereof;

AND WHEREAS, in accordance with said request, the property was advertised for sale for more than twenty (20) days by three (3) consecutive weekly publications, prior to the date of sale, in the Nashville Banner, a newspaper published in Davidson County, Tennessee, which advertisement gave the time, terms and place of sale, and the description of the property, a copy of the certificate of publication as executed by the Credit Manager for the Nashville Banner being attached hereto as Exhibit "A";

AND WHEREAS, on June 22, 1990, at the front entrance of the Davidson County Courthouse in Nashville, Tennessee, which was

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

the time and place specified in said advertisement, the said property was offered for sale at public outcry to the highest and best bidder for cash in hand, and free from the equity of redemption, homestead, and dower, and all other exemptions and rights of every kind, all of which were expressly waived in said Deed of Trust, and the property was sold to WILLIAM B. STAGGS and wife, BETTY M. STAGGS, ACTING THROUGH THEIR ATTORNEY IN FACT, JAMES C. CHEEK, for the sum of one hundred forty-six thousand ($146,000.00) Dollars, which was the highest and best bid offered.

NOW THEREFORE, I, PHILLIP L. CRAWFORD, Trustee, do hereby sell, transfer and convey unto WILLIAM B. STAGGS and wife, BETTY M. STAGGS, their heirs and assigns, the following described property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Otter Creek Hills, Section Three of record in Book 3106, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to James M. Staggs and wife, Cheryl W. Staggs by deed of record in Deed Book 7021, Page 534, Register's Office, Davidson County, Tennessee.
>
> See also Power of Attorney executed by William B. Staggs and wife, Betty M. Staggs, in favor of James C. Cheek, dated June 14, 1990, the original of which is attached hereto as Exhibit "B".

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM B. STAGGS and wife, BETTY M. STAGGS, their heirs and assigns, forever.

The Trustee hereby warrants title to the above described property against the lawful claims of all persons claiming it by, through or under the Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the Trustee has hereunto signed his name, this the 11th day of July, 1990.

PHILLIP L. CRAWFORD

STATE OF TENNESSEE *
*
COUNTY OF BLEDSOE *

BOOK 8156 PAGE 801

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP L. CRAWFORD, 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 Pikeville, Tennessee, this 11th day of July, 1990.

Loutta Myers
NOTARY PUBLIC

My Commission Expires: 5-1-94

This instrument prepared by:

Howard L. Upchurch
Upchurch & Upchurch
Attorneys at Law
P.O. Box 381
Pikeville, TN 37367

Address of Grantee(s) and person responsible for payment of taxes:

William B. Staggs and wife,
Betty M. Staggs
Route 1
Dunlap, TN 37327

Map 144-16, Parcel 25
Tax Assessor's Office

I, or we, hereby swear or affirm that actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 146,000.00

which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale. Loutta Myers Asst Cashier
Affiant

Subscribed and sworn to before me this the 13th day of July, 1990.

Notary Public or Register

EXHIBIT "A"

TRUSTEE'S LAND SALE

WHEREAS, JAMES M. STAGGS and wife, CHERYL W. STAGGS, executed a certain Deed of Trust to PHILLIP L. CRAWFORD, Trustee, on the 22nd day of October, 1986, to secure payment of a certain note to the FIRST NATIONAL BANK of Pikeville, Tennessee, said trust conveyance being of record in Trust Deed Book 7026, Page 24, Register's Office, Davidson County, Tennessee to which reference is hereby made for full contents thereof.

AND WHEREAS, said trust conveyance provides for the sale of the property hereinafter described in the event of default of the payment of the indebtedness and additional loans or future advances secured thereby,

AND WHEREAS, default has been made in the payment of the indebtedness and additional loans or future advances secured by said trust conveyance.

NOW THEREFORE, by virtue of the authority in me vested as Trustee under the aforesaid trust conveyance, I will, on June 22, 1990, in front of the Courthouse at Nashville, Tennessee, at the hour of 11:00 o'clock a.m., CDST, offer for sale, and sell to the highest and best bidder, for cash in hand, and free from the equity of redemption, homestead and dower, and all other exemptions and rights of every kind, all of which are expressly waived in said Deed of Trust, the following described tract or parcel of land lying in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 301 on the Plan of Otter Creek Hills, Section Three of record in Book 3106, Page 76, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James M. Staggs and wife, Cheryl W. Staggs by deed of record in Deed Book 7021, Page 534, Register's Office, Davidson County, Tennessee.

Said sale is subject to any and all unpaid taxes, and any other claims, liens, leases, easements, setback lines, restrictions or encumbrances contained in any instrument in the chain of title thereto which would be superior to the Deed of Trust set forth herein.

Address of the above described property is 1718 Otter Creek Road, Nashville, Tennessee.

(166536) Phillip L. Crawford

AFFIDAVIT OF PUBLICATION

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Imogene Crowley, Credit Manager for the Nashville Banner and The Tennessean daily Newspapers in the aforesaid State and County hereby certify that the attached advertisement appeared in the

Nashville Banner . . . . . .

The Tennessean . . . . June 1,8,15, 1990 . . . . .

Imogene Crowley

Subscribed and sworn to before me, this

18th day of June

19 90

Linda G. Rhea
Notary Public

My commission expires 2/9/91

BOOK 8156 PAGE 802

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

EXHIBIT "B"

POWER OF ATTORNEY

KNOWN ALL MEN by these presents, that we William B. Staggs Betty M. Staggs, have made, constituted and by these presents do make, constitute and appoint James C. Cheek as our true and lawful attorney in fact, for us and in our name and stead, to initiate a contract to purchase the real Property listed below, at public auction, on Day 22 OF June 1990, and any other instrument relating to realty which he/she considers necessary, in connection with the following described property: 1718 Otter Creek Road, Nashville, TN 37215

BOOK 8156 PAGE 803

We hereby give and grant to my said attorney in fact all power to do any act which we might do if personally present and acting in connection with any of the foregoing matters, and covenant and agree to hold harmless any person who may act in reliance upon the authority granted to our said attorney in fact hereby.

Pursuant to the authority contained in Sec. 64-512, T.C.A., it is specifically provided that our mental or physical debility shall not revoke the powers herein granted.

Witness our hands on this 14th day of June 1990

William B. Staggs
William B. Staggs

Betty M Staggs
Betty M. Staggs

State Of TENNESSEE

County Of DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared William B. Staggs Betty M. Staggs known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me the he/she executed the same for the purposes and consideration therein expressed. Witness my hand and official seal this the 14th day of June 1990.

Betty R. Anglea
Notary

BETTY R. ANGLEA NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE

My Commission Expires: March 11, 1991

BOOK 8156 PAGE 804

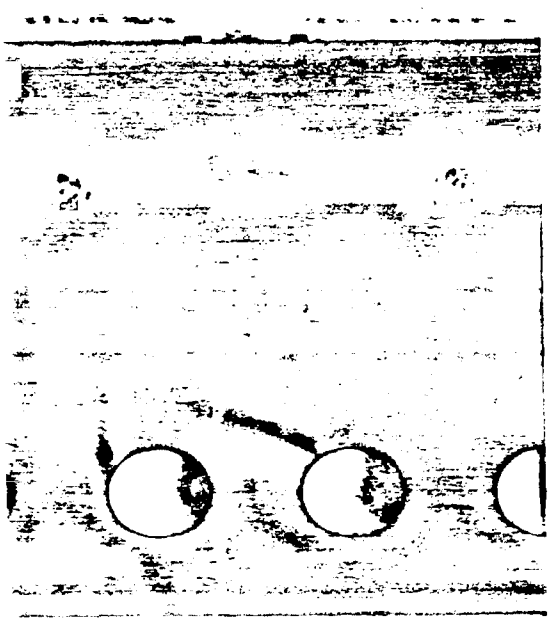
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Knox 498

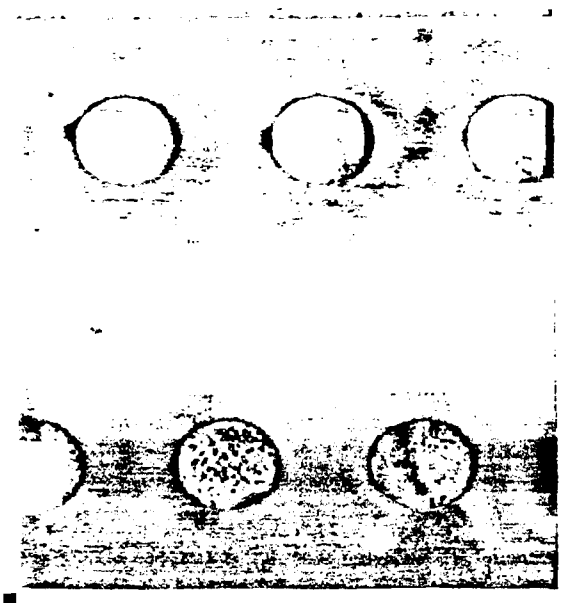
UPCHURCH & UPCHURCH
ATTORNEYS AT LAW
PIKEVILLE, TENNESSEE

42892

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8156 PAGE 805

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
146000.00
CON TX 481.80
PRFEE 1.00
WDEED 18.00
TOTAL 500.80
CHECK 500.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 20 90 01 09:43 0001 1816

42892

JUL 20 9 43 AM '90

No. 338635