This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

BOOK 8188 PAGE 838

ADDRESS NEW OWNER:

Community Money Center, Inc.
1100 Kermit Drive
Suite 109
Nashville, Tennessee 37217

SEND TAX BILLS:

Same

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $9,852.62.

AFFIANT

Subscribed and sworn to before me this the 4th day of September, 1990.

NOTARY PUBLIC

My Commission Expires: 7-15-92

5 4 7 3 6

SEP 4 4 13 PM '90

TRUSTEE'S DEED

WHEREAS, on the 18th day of May, 1989, Cora M. Baxter, executed a Deed of Trust to Robert P. Ziegler, as Trustee, to secure a promissory note of even date in the amount of $7,938.00, payable to the order of Community Money Center, Inc. as fully set out in Book 7845, Page 746, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Community Money Center, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on August 9, 1990, August 16, 1990 and August 23, 1990, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, September 4, 1990, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Community Money Center, Inc. was the highest and best bidder, the amount of its bid being in the sum of Nine thousand, eight hundred fifty two and 62/100 ($9,852.62) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Nine thousand, eight hundred fifty two and 62/100 ($9,852.62) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Community Money Center, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 24 on the Plan of Williams and Valentino's Subdivision of lots Nos. 3 and 4 of the Woodard Property, as of record in Plan Book 2, page 33, Chancery Court at Nashville.
>
> Said Lot No. 24 fronts 50 feet on the easterly side of 11th Avenue North, formerly Woodard Avenue, and runs back between parallel lines 150 feet, more or less, to the westerly margin of Owen Street, formerly an alley.
>
> Being the same property conveyed to William E. Baxter and wife, Cora M. Baxter, by deed from Howard B. Moore and wife, Margie M. Moore, of record in Book 5926, page 849, Register's Office for Davidson County, Tennessee. The said William E. Baxter now being deceased.

This is improved property also known as 1916 11th Avenue North, Nashville, Tennessee 37208.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Community Money Center, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Trustee, under the said Deed of Trust of record in Book 7845, Page 746, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Community Money Center, Inc., its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Trustee, has hereto set his hand, this the 4th day of September, 1990.

TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 4th day of September, 1990.

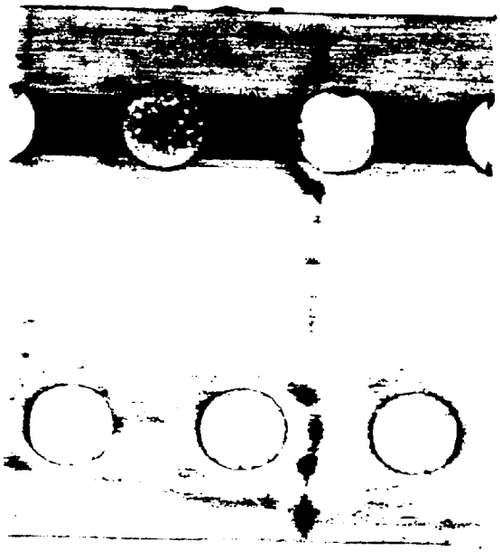
Patricia G. White
NOTARY PUBLIC

My Commission Expires:
7-15-92

5844 09/04 0101 03CHECK 42.67

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8188 PAGE 841

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

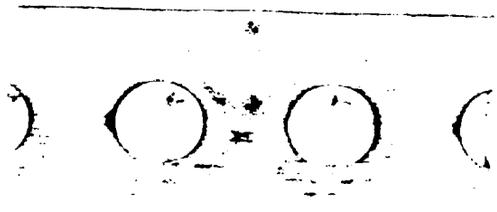
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

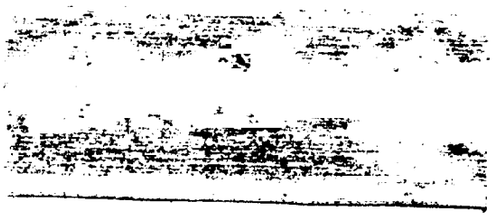
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 9852.62
CON TX 32.67
PRFEE 1.00
MDEED 9.00
TOTAL ~~42.67~~
CHECK ~~42.67~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/04/90 01 16:14 0001 5844





5 4 7 3 6

IDENTIFICATION REFERENCE

SEP 4 4 13 PM '90

FELIX Z. WILSON, II

No. 352532