This instrument prepared by:
CORNELIUS & COLLINS (CLC)
Suite 2900
Third National Financial Center
Nashville, TN 37219

TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
Mrs. Clarice Sanders 3666 Knight Road Whites Creek, TN 37189	Same	49-141 49-318

Mail

WHEREAS, by Deed of Trust dated June 15, 1987, of record in Book 7269, page 1, Register's Office for Davidson County, Tennessee (the "First Deed of Trust"), Robert Scott Palmer conveyed the real property described on attached Exhibit A, which is incorporated herein by reference (the "Property"), to Owen F. Sanders, Trustee ("Trustee"), to secure payment of the indebtedness described in the First Deed of Trust (the "First Indebtedness"); and

WHEREAS, by a second Deed of Trust also dated June 15, 1987, of record in Book 7269, Page 28, R.O.D.C., Tennessee (the "Second Deed of Trust"), Robert Scott Palmer conveyed the property to Attorneys Title Company, Trustee ("Second Trustee"), to secure the payment of the indebtedness described in the Second Deed of Trust (the "Second Indebtedness"); and

WHEREAS, by appointment of a successor trustee dated June 13, 1989, of record in Book 7901, Page 184, said Register's Office, Felix R. Dowsley, III was appointed Successor Trustee under the Second Deed of Trust (the "Successor Trustee"); and

WHEREAS, the Second Indebtedness was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the Second Indebtedness, the Successor Trustee gave notice of the time and place of a sale of the property, all in accordance with the Second Deed of Trust and the laws of the State of Tennessee by publishing a notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on August 3, 1989 and thereafter published on August 10, 1989 and August 17, 1989, with said notice of sale advertising the sale of the property to be held on August 25, 1989, at 12:00 noon; and

WHEREAS, by public outcry, on August 25, 1989, at 12:00 noon, the sale of the property was postponed until September 29, 1989 at 12:00 noon; and

WHEREAS, on September 29, 1989, at 12:00 noon at the front (south) door of the Davidson County Courthouse, in Nashville, Davidson County, Tennessee, the property was offered for sale in the manner provided in said notice and in the Second Deed of Trust and the Trustee received a bid of $500,000.00 from Hallmark Savings & Loan Association, F.A., which bid was the last, highest and best bid; and

WHEREAS, Hallmark made payment of the $500,000.00 by credit upon the Second Indebtedness and Felix R. Dowsley, III,

Successor Trustee, transferred and conveyed (subject to the First Indebtedness and to the lien of the First Deed of Trust), the property to Hallmark Savings & Loan Association, F.A. by Successor Trustee's Deed of record in Book 7966, Page 254; and

WHEREAS, Hallmark Savings & Loan Association, F.A. has not paid the First Indebtedness in accordance with its terms and default in payment thereof has been declared; and

WHEREAS, at the request of the lawful owner and holder of the First Indebtedness, Clarice France Sanders (the surviving tenant by the entirety, her husband, Walter O. Sanders, having died on October 12, 1989), the Trustee named in the First Deed of Trust of record in Book 7269, Page 1 of said Register's Office gave notice in The Nashville Record, said Notice being first published on August 30, 1990, and thereafter published on September 6, 1990 and September 13, 1990 with the said notice of sale advertising the sale of the property to be held on September 26, 1990 at 11:30 a.m.; and

WHEREAS, by public outcry, on September 26, 1990 at 11:30 a.m. at the front (south) door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, the property was offered for sale in the manner provided in said Notice and in the First Deed of Trust and the Trustee received a bid of $1,282,800.00, which bid was the last, highest and best bid, and payment in full has been made by credit upon the indebtedness, the receipt of which is hereby acknowledged.

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as herein provided, I, Owen F. Sanders, Trustee, do hereby bargain, sell, transfer and convey the property unto Clarice Sanders, her successors and assigns ("Grantee");

TO HAVE AND TO HOLD the property together with the estate, title and interest of the Trustee therein and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from all rights of redemption, homestead, dower, elective or distributive share, any right of appraisement or valuation and all other rights and exemptions of the grantor of the Deed of Trust, all of which were expressly waived therein, and subject only to liens, easements, encumbrances, rights of redemption of taxing entities, liens for property and other taxes and other matters that are prior in right to the lien and security title of the First Deed of Trust.

I, Owen F. Sanders, Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the First Deed of Trust; and, to the extent that I am able to do so as Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Trustee, but no further or otherwise.

WITNESS my hand as Trustee on this 1st day of ~~September~~ October, 1990.

Owen F. Sanders
Owen F. Sanders, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $1,282,800.00.

Owen F. Sanders
Affiant

Sworn to and subscribed before me, this 1st day of Oct., 1990.

Notary Public

My Commission Expires: 5-8-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Owen F. Sanders, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee named herein, and who further acknowledged that he as such Trustee executed the foregoing instrument (Trustee's Deed) for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 1st day of ~~September~~ October, 1990.

Marsha L. Hallquist
Notary Public

My Commission Expires:
5-8-91

EXHIBIT A TO TRUSTEE'S DEED FROM
OWEN F. SANDERS, TRUSTEE, TO CLARICE SANDERS

A tract of land in the Second Civil district of Metropolitan, Nashville-Davidson County, Tennessee, being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated January 5, 1987, revised January 30, 1987,as follows:

BEGINNING at an iron pin set on the west right of way line of Knight Road in a fence and the common line of the herein described tract and a tract conveyed to Charles F. Mager by deed recorded in Book 1118, page 145, R.O.D.C., Tennessee and proceeding as follows: Leaving Knight Road with the common line of Sanders and Mager S 80 deg. 49' 32" W 1200.99' to a planted stone by a fence corner at a northwest corner of Mager; thence with a fence S 18 deg. 15' 42" E 970.63' to a fence corner; thence, N 84 deg. 58' 31" W 3175.64' to an iron pin set in the east line of H. E. Dowlen; thence, with the east line of Dowlen N 7 deg. 19' 59' E 289.12' to an iron pin set by a stake found; thence with the east lines of Robert D. Cassidy and Dixie A. Moore, N 6 deg. 31' 06" E 835.51' to a 2" iron pin found at Moore's northerly most corner; thence, with the east line of Louise and Gregory Ray and Fred Johnson N 5 deg. 54' 27" E 2590.57'; thence, with the south line of William T. Lee, Jr., S 84 deg. 40' 08" E 823.00'; thence, N 1 deg. 45' 08" W 51.80' to a point on the south right of way line of Knight road; thence, eastwardly with the south right of way of Knight Road and a 502.55' radius curve to the left a distance of 282.74', said curve has a chord bearing and distance of S 72 deg. 12' 02" E 279.03'; thence, S 88 deg. 19' 06" E 108.60'; thence, with a 691.15' radius curve to the right a distance of 391.44', said curve has a chord bearing and distance of S 72 deg. 05' 36" E 386.23'; thence, S 55 deg. 52' 06" E 440.90 feet; thence with a 979.69 foot radius curve to the left a distance of 304.36 feet, said curve has a chord bearing and distance of S 64 deg. 46' 06" E 303.14 feet, thence S 73 deg. 40' 06" E 88.40 feet; thence, with a 930.09-foot radius curve to the right a distance of 303.83 feet, said curve has a chord bearing and distance of S 64 deg. 18' 36" E 302.48 feet; thence, S 54 deg. 57' 06" E 448.30 feet; thence, with a 929.92 foot radius curve to the right a distance of 445.06 feet to the northeast corner of a 5 acre tract to be retained by Walter O. Sanders, et ux, said curve has a chord bearing and distance of S 41 deg. 14' 27" E 440.83 feet; thence leaving Knight Road with the north line of said 5-acre tract, S 86 deg. 41' 30" W 463.66 feet to the northwest corner; thence with the west line S 3 deg. 50' 43" W 401.36 feet to an iron pin set 2 feet south of a fence; thence, with the south line of the 5-acre tract, 2 feet south of and parallel to a fence, N 86 deg. 41' 30" E 610.26 feet to an iron pin set at the southeast corner of a 5-acre tract on the west right-of-way line of Knight Road; thence, with the west right-of-way line of Knight Road, S 12 deg. 29' 06" E 531.04 feet; thence, with a 1457.93-foot curve to the left a distance of 203.57 feet, said curve has a chord bearing and distance of S 16 deg. 29' 06" E 203.40 feet; thence, S 20 deg. 29' 06" E 210.90 feet; thence, with a 2839.67

foot radius curve to the right a distance of 208.99 feet, said curve has a chord bearing and distance of S 18 deg. 22' 36" E 208.94 feet; thence, S 16 deg. 16' 06" E 3.94 feet to the point of beginning, and containing 260.733 acres, more or less.

BEING all of the property conveyed to WALTER O. SANDERS AND WIFE, CLARICE FRANCE SANDERS, by deed of record in Book 1281, page 177, and PART OF THE property conveyed to WALTER O. SANDERS AND WIFE, CLARICE FRANCE SANDERS, of record in Book 1236, page 651, Register's Office for Davidson County, Tennessee, and thereafter conveyed to R. Scott Palmer by deed of record in Book 7268 Page 984, said Register's Office.

(NOTE: The five acre tract reserved by Sanders is Map 49, Parcel 142.)

6 1: 3 6 0

IDENTIF. T REFERENCE

OCT 1 1 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

5477 10/01 1101 03CHECK 4049.24

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8207 PAGE 17

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

AMT 1282800.00
CON TX 4233.24
PRFEE 1.00
WDEED 15.00
BANK 4249.24
CHECK 4249.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/01/90 01 14:00 0001 5977

61:360

IDENTIF. TREFERENCE

OCT 1 1 59 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 360269