BOOK 8205 PAGE 281

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

TRUSTEE'S DEED

RE-RECORD BOOK 8207 PAGE 456

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Mrs. Margaret Mager		
209 Hearthstone Manor Lane	Same	49-143
Brentwood, TN 37027		

WHEREAS, by Deed of Trust dated June 15, 1987, of record in Book 7268, page 975, 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 Charles L. Cornelius, Jr., 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, 1990*, 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,

*NOTE ON RE-RECORDING: This date should be September 29, 1989 (not 1990). Corrected this 1st day of October, 1990.

Charles L. Cornelius, Jr., Trustee

Charles L. Cornelius, Jr., Trustee

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, the Trustee named in the First Deed of Trust of record in Book 7268, Page 975 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 said notice of sale advertising the sale of the property to be held on September 26, 1990 at 11:00 a.m.; and

WHEREAS, by public outcry, on September 26, 1990 at 11:00 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 $780,000.00, 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, Charles L. Cornelius, Jr., Trustee, do hereby bargain, sell, transfer and convey the property unto Margaret E. Mager, 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, Charles L. Cornelius, Jr., 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 26th day of September, 1990.

Charles L. Cornelius Jr.
Charles L. Cornelius, Jr.
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater is $780,000.00.

Charles L. Cornelius Jr.
Affiant

Sworn to and subscribed before me, this 26th day of Sept., 1990.

Marsha L. Wallace
Notary Public

My Commission Expires: 5-9-91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Charles L. Cornelius, Jr., 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 26th day of September, 1990.

Marsha L Hallins
Notary Public

My Commission Expires:
5-8-91

RE-RECORD
61:4 8 3
IDENTIF. TREFERENCE
OCT 1 3 12 PM '90
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
PICK-UP

T [illegible] 2587-00

1454.70 T.V. TAX
12.00

EXHIBIT A TO TRUSTEE'S DEED FROM
CHARLES L. CORNELIUS, JR., TRUSTEE, TO MARGARET MAGER

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 9, 1987, revised January 30, 1987, as follows:

RE-RECORD BOOK 8207 PAGE 459

BEGINNING at an iron pin set on the west right of way line of Knight Road, a 50' road, at the common line of the herein described tract and a tract conveyed to Walter O. Sanders et ux, by deeds recorded in Book 1236, page 651 and Book 1281, page 177, R.O.D.C., Tennesse, and proceeding as follows: With the west right of way line of Knight Road S 16 deg. 16' 06" E 957.36'; thence, with a 1884.86' radius curve to the right a distance of 326.18' to a concrete monument, said curve has a chord bearing and distance of S 11 deg. 18' 39" E 325.78'; thence, leaving Knight Road with the common line of Mager and Will B. Hope, S 83 deg. 30' 56" W 243.46' to a concrete monument; thence, S 6 deg. 29' 04" E 100.00' to a fence corner; thence, S 83 deg. 30' 56" W 165.39' to a concrete monument; thence S 6 deg. 29' 04" E 150.00' to a concrete monument in the north line of Marie Hudson and being the southwest corner of Will B. Hope; thence with the north line of Marie Hudson, S 83 deg. 30' 56" W, 1126.77' to a fence; thence, with said fence and west line of Hudson S 14 deg. 27' 46" E 685.91' to an existing iron pin at a fence corner in the north line of George T. Hicks et al; thence, with Hicks north line N 84 deg. 46' 57" W 1046.73'; thence, N 84 deg. 22' 49" W 1221.44; thence, N 84 deg. 10' 39" W 949.31' to an iron pin set in the east line of H. E. Dowlen said pin is the northwest corner of Hicks and the southwest corner of the herein described tract; thence, with the east line of Dowlen N 7 deg. 19' 59" E 1188.00' to an iron pin set at the southwest corner of Walter O. Sanders; thence, with the south line of Sanders S 84 deg. 58' 31" E 3175.64' to a fence corner; thence, with a fence N 18 deg. 15' 42" W 970.63' to a planted stone at a fence corner; thence, with a fence and Sanders south line N 80 deg. 49' 32" E 1200.99' to the point of beginning, and containing 126.025 acres, more or less.

BEING the same property conveyed to Charles F. Mager and wife, Margaret Elizabeth Mager, by deed from Jno. B. Cobb, Clerk of the County Court of Davidson County, Tennessee, of record in Book 1118, page 145, Register's Office for Davidson County, Tennessee, the said Charles F. Mager having since died, and such property being thereafter conveyed to R. Scott Palmer by deed of record in Book 7268 Page 972, said Register's Office.

IDENTIFICATION
SEP 28 11 16 AM '90