THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
Mail: 333 GALLATIN ROAD SOUTH
MADISON, TN 37115

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
RALPH H. DRAKE 1332 DICKERSON ROAD NASHVILLE, TN	SAME	MAP 82-3 PARCEL 188.00

BOOK 8220 PAGE 80

TRUSTEE'S DEED

WHEREAS, on the 14th day of June, 1989, THOMAS M. BLACK was named Trustee by Deed of Trust of even date executed by Paul F. Rohlan et ux, Peggy E. Rohlan, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to Ralph H. Drake the payment of one (1) note of even date in the original principal amount of Thirty Two Thousand and no/100 ($32,000.00), payable with terms and provisions as provided therein, said Deed of Trust being recorded in Book 7867, page 184, , Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Deed of Trust and Note and notice was property given to Paul F. Rohlan et ux, Peggy E. Rohlan and the same Paul F. Rohlan et ux, Peggy E. Rohlan having further failed to abide by the terms and provisions of the said Deed of Trust; and

WHEREAS, I, Thomas M. Black, Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Trustee under and Deed of Trust and instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Deed of Trust and instruments, by giving Thirty (30) days notice by three successive publications, namely August 30, 1990, September 6, 1990 and September 13, 1990, in the Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash in in bar of the equities of redemption and dower and homestead as provided in said Deed of Trust. Pursuant to said advertisement, on October 5, 1990, at 12:00 P.M., at the South Door of the Metropolitan Courthouse for Davidson County, Tennessee, in Nashville, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Deed of Trust, at which time Ralph

H. Drake submitted the highest and best bid in the amount of Thirty One Thousand Two Hundred Ninety Two and 82/100 ($31,292.82) Dollars.

NOW, THEREFORE, in consideration of the premises, I, Thomas M. Black, Trustee, do hereby sell, transfer and convey to Ralph H. Drake, his heirs and assigns, in fee simple and in bar of all the equities hereinabove mentioned, the following described real estate, to-wit:

> Being Lot No. 121 on the Plan of the Benedict Land Company's Subdivision, of record in Book 332 page 40, Register's Office for said County.
>
> Said Lot No. 121 fronts 50 feet on the easterly side of Stockell Street and runs back between parallel lines 170 feet to an alley.
>
> Being the same property conveyed to Paul F. Rohlan et ux Peggy E. Rohlan, by Warranty Deed from Ralph H. Drake, of record in Book 7867, page 180, Register's Office for Davidson County, Tennessee.

I, Thomas M. Black, Trustee, convey to Ralph H. Drake all the rights conveyed to me as said Trustee in said Deed of Trust and instruments; including such covenants and warranties as I, as such Trustee, may lawfully made, all of by actions in the premises being solely as Trustee and not otherwise, under the powers vested in my under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee, on this the 5th day of October, 1990.

65968 IDENTIFICATION REFERENCE OCT 19 9 19 AM '90 FELIX Z. ELSON II REGISTER DAVIDSON COUNTY TN.

Thomas M. Black, Trustee

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

1427 10/19 0101 03CHECK 110.29

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. Black, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 5th day of October, 1990.

notary public

My commission expires: 5-11-92

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value of this transfer, whichever is greater, is $31,292.82, this 5th day of October, 1990.

Affiant

Sworn to and subscribed before me this 5th day of October, 1990.

Notary Public My Comm. Expires: 5-11-92

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8220 PAGE 82

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 31292.82
CON TX 103.29
PRFEE 1.00
WDEED 6.00
TOTAL 110.29
CHECK 110.29

10/19/90 01 09:20 0001 1427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65968

IDENTIF. REFERENCE

OCT 19 9 19 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 365609