This instrument prepared by: Lawless & Associates, P. C.
19th Floor
First American Center
Nashville, TN 37238-0068

SUCCESSOR TRUSTEE'S DEED

Address New Owner	Send Tax Bills To:	Map Parcel No
Leroy Johnson, et ux 209 Deer Pointe Nashville, TN 37209	same	114-14-A088

WHEREAS, Eagle Crest, a Tennessee general partnership composed of Hillsboro Properties, Inc., and Sessions Sealing and Maintenance Company, Inc., both Tennessee Corporations, by Deed of Trust)(the "Deed of Trust") dated June 26, 1987, transferred and conveyed to John B. Hardcastle, Trustee, the property described hereinbelow (the "property") (said Deed of Trust being of record in Book 7281, page 480, Register's Office for Davidson County, Tennessee), to wit:

> Land in Davidson County, Tennessee, being Lot No. 88 on the Final Plat, Section 1, Woodland Forest, A Planned Unit Development, of record in Book 6900, pages 534-536, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
>
> Being part of the same property conveyed to Eagle Crest, a Tennessee general partnership, by quitclaim deed from Hillsboro Properties, Inc., of record in Book 7281, page 477, Register's Office for Davidson County, Tennessee

and;

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8194, page 510, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 10:30 o'clock a.m., November 3, 1990, at Woodland Way, Nashville, Tennessee when and where Leroy H. Johnson and wife, Betty Joyce Johnson, ("Grantee") became the last and highest bidder for cash at the price of Thirteen Thousand Five Hundred Dollars ($13,500.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Thomas W. Lawless, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Thomas W. Lawless, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all redemptive rights which may be exercised by any governmental taxing authority.

3. Restrictive covenants contained in instrument of record in Book 7207, page 851, said Register's Office.

4. Plan of record in Book 6900, pages 534 and 536 and Book 6900, page 443, said Register's Office.

5. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 9th day of November, 1990.

Thomas W. Lawless
Thomas W. Lawless, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Debbie R. Cameron, a Notary Public in and for said County and State, the within named Thomas W. Lawless, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of November, 1990.

Debbie R. Cameron
Notary Public

DEBBIE R. CAMERON NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Commission Expires: 3-21-92

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,500.00.

Affiant

Subscribed and sworn to before me this 9th day of November, 1990.

Debbie R. Cameron
Notary Public

DEBBIE R. CAMERON NOTARY PUBLIC AT LARGE STATE OF ILLINOIS

My Commission Expires: 3-21-92

72340

IDENTIF. TREFERENCE

Nov 14 2 36 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

7041 14:14 0101 03CHECK 51.55

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8237 PAGE 237

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 13500.00
				CON TX 44.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 51.55
				CHECK 51.55
			11/14/90 01	14:36 0001 7041

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72340

IDENTIF. TREFERENCE

Nov 14 2 36 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 373065