Donald R. Peery
National Mortgage Loan No. 474374

Name and address of new owner:	Send tax bills:	Prepared by:
First Union Home Equity Corporation BNA Corporate Center Building 200, Suite 202 Nashville, TN 37217	Same	David W. McMackin McMACKIN, GARFINKLE, McLEMORE & WALKER P.O. Box 2758 Nashville, TN 37219-2758

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9D39700

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 13, 1980, recorded in Book 5615, page 899, re-recorded in Book 5617, page 733, Register's Office, Davidson County, Tennessee, Donald R. Peery and wife, Patricia F. Peery, conveyed to Albert Wm. Johnson, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated July 27, 1990, and recorded in Book 8209, page 436, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 18, 25 and November

1, 1990, stating that on November 9, 1990, at 12:20 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to First Union Home Equity Corporation for $35,208.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said First Union Home Equity Corporation (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in the 9th Civil District of Davidson County, Tennessee described according to a survey made by Elbert F. Luther, Jr., dated November, 1974, and further described according to a survey by John Kohl, dated June 10, 1980, and as property described in Book 4964, Page 312, Register's Office, Davidson County, Tennessee, as follows:
>
> BEGINNING at a point in the southwest margin of Griffith Road at the northwest corner of the Robert W. Stevens property; thence with Stevens' westerly line S 46 degrees 30 minutes W, 752.5 feet to an iron pin; thence N 39 degrees 30 minutes W, 195.5 feet to an iron pin; thence N 47 degrees 15 minutes E, 784.8 feet to the westerly margin of Griffith Road; thence with the westerly margin of said Road around a curve southeasterly, 200.0 feet to the point of beginning, containing 3.4 acres, more or less.
>
> Being the same property conveyed to Donald R. Peery and wife, Patricia F.

Peery, by deed from Arthur W. Burns and wife, Mary E. Crumpton Burns, of record in Book 4964, page 312, Register's Office, Davidson County, Tennessee, and being the same property divested out of Patricia Faye Peery and vested in Donald Ray Peery, by Final Decree of Divorce filed in the Fourth Circuit Court for Davidson County, Tennessee, being Case No. 89D1096, of record in Book 8163, page 284, said Register's Office.

This is improved property located at 8612 Griffith Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 9th day of November, 1990.

D.W. McMackin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Camille K. Wilder
Notary Public

My Commission Expires: October 9, 1991

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $35,208.00.

Affiant

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

Notary Public

My Commission Expires: October 9, 1991

74775

IDENTIF. REFERENCE

Nov 26 4 PM '90

FELIX Z. BRASSFIELD REGISTER
DAVIDSON COUNTY TN.

7945 11/26 0101 03CHECK 129.16

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8243 PAGE 131

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 35208.00
CON TX 116.16
PRFEE 1.00
WDEED 12.00
TOTAL ~~129.16~~
CHECK ~~129.16~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/26/90 01 13:42 0001 9945

74775

IDENTIF. REFERENCE

Nov 26 1 44 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 375925