THIS INSTRUMENT PREPARED BY:
Clement & Gibson
200 Fourth Avenue North
Suite 600
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER: SEND TAX BILLS TO: MAP/PARCEL NOS.
James L. Peach, Sr.,et ux Same
205 Ashawn Blvd. 75-9, Parcel 268
Old Hickory, TN 37138

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Installment Deed (the "Installment Deed:) dated October 21, 1986, and recorded in Book 7016, page 634, in the Register's Office for Davidson County, Nashville, Tennessee, J. C. York and wife, Linda York, conveyed to James L. Smith, Trustee, the hereinafter-described property (the "Property") for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the said James L. Smith declined to serve as Trustee and the undersigned ("Grantor") was appointed as Successor Trustee by instrument recorded in Book 8231, page 300, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Installment Deed, and the holders of the indebtedness requested the undersigned to advertise and sell the Property under the terms and provisions of the Installment Deed; and

WHEREAS, in pursuance of said request of said holders, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Installment Deed and applicable law, by which advertisement the sale was appointed to be held on the 29th day of November, 1990, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder), and free from the equity of redemption, statutory right of redemption, homestead and dower and all other exemptions and rights of every kind; but subject to any and all unpaid taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, state or federal; and any and all other prior liens or encumbrances against the Property; at which sale, James L. Peach, Sr. and wife, Venetia K. Peach ("Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of Two Hundred Twenty Five Thousand Dollars ($225,000.00).

NOW, THEREFORE, in consideration of the premises, the undersigned, Andrew B. Gibson, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, and in bar of all equities above, but subject to all encumbrances referenced above, including but not limited to, the 1990 real property taxes, the Property described as being in the County of Davidson and State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resub. of Commercial Area #5, Hermitage Hills, as of record in Book 4715, page 60, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the westerly right of the way of Old Hickory Boulevard at the northeast corner of the Third National Bank Building Lot; thence with the Third National Bank Building Lots north Line, S. 73 deg. 54' west 300 feet to an

iron pin in the Hermitage Church of Christ line; thence with the Hermitage Church of Christ east line, N. 16 deg. 06' west 150 feet to an iron pin; thence N. 73 deg. 54' East 300 feet to a concrete monument in the westerly right of way line of Old Hickory Boulevard; thence S. 16 deg. 06' east 150 feet to the beginning.

BEING the same property conveyed to J. C. York and wife, Linda York, by Installment Deed from Isabelle M. Baggett, Gerry J. Baggett and wife, Lena H. Baggett, and Ethel Carlene Baggett, of record in Book 7016, page 634, Register's Office for said County.

This is improved property known as 4805 Old Hickory Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

This sale was advertised and made as Successor Trustee only, without convenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Installment Deed.

IN WITNESS WHEREOF, Andrew B. Gibson, Jr., Successor Trustee, has executed these presents this 29th day of November, 1990.

Andrew B. Gibson, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Andrew B. Gibson, Jr., Substitute Trustee, 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 that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 29th day of November, 1990.

Notary Public

My Commission Expires:
5-8-91

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $225,000.00.

Affiant

Sworn to and subscribed before me this 29th day of November, 1990.

Notary Public

My Commission Expires:
5-8-91

7557 23
IDENTIFICATION REFERENCE
NOV 29 3 35 PM '90
FELIX Z. ELSON JR REGISTER
DAVIDSON COUNTY TN.
1135 11 0101 03CHECK 749.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8245 PAGE 681

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	225000.00
CON TX	742.50
PRFEE	1.00
MDEED	6.00
TOTAL	749.50
CHECK	749.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/29/90 01 15:35 0001 1135

75723

IDENTIF. REFERENCE

Nov 29 3 35 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 377095