BOOK 8247 PAGE 160

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Dominion Bank of Middle Tennessee 150 Fourth Avenue, North Nashville, TN 37219	Dominion Bank of Middle Tennessee 150 Fourth Avenue, N. Nashville, TN 37219	116-8H-190
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) P.O. Box 198062, Nashville, Tennessee 37219 Bot 31		

WHEREAS, John Michael Gould, by Deed of Trust (the "Deed of Trust") dated June 30, 1987, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 7284, page 247, 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 8230, page 940, 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 twelve o'clock (noon), Friday, November 30, 1990, at the Davidson County Courthouse, Nashville, Tennessee when and where Dominion Bank of Middle Tennessee ("Grantee"), became the last and highest bidder for cash at the price of Five Hundred Eighty Three Thousand Three Hundred Seventeen and 38/100 Dollars ($583,317.38).

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, Charles S. Sanger, 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.

Charles S. Sanger, 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. Declaration for Covenants, Conditions and Restrictions (including assessments for maintenance of common areas) for Sugartree, of record in Book 4857, page 157, as amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138 and Book 5691, page 61, all of which being made applicable to Phase III by instrument of record in Book 5087, page 220, Register's Office for Davidson County.

3. Plan of record in Book 5210, page 213, as amended in Book 5508, page 932, said Register's Office.

4. Sanitary Sewer Easement and any temporary construction easements of record in Book 3400, page 63, said Register's Office.

5. Sanitary Sewers and/or Storm Drainage Easement and any temporary construction easements of record in Book 4005, page 367, said Register's Office.

6. Sanitary Sewers and/or Storm Drainage Easement and any temporary construction easements of record in Book 7061, page 100, said Register's Office.

7. 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 30th day of November, 1990.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Rebecca M. Brown, a Notary Public in and for said County and State, the within named Charles S. Sanger, 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 30th day of November, 1990.

Rebecca M. Brown
Notary Public

My Commission Expires: 7-24-93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 583,317.38 .

Ronald J. Darlington
AFFIANT

Subscribed and sworn to before me this 30th day of November, 1990.

Rebecca M. Brown
Notary Public

My Commission Expires: 7-24-93

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Resubdivision of Lots 189 and 190, of Sugartree, Phase No. 3, Revised of record in Book 5210, page 213, as amended in Book 5508, page 932, Register's Office for said County.

Said lot No. 190 fronts 120.00 feet on the northeasterly margin of Moultrie Park and extends back between parallel lines, 100 feet to a dead line (being an open space).

Being the same property conveyed to John Michael Gould, by Deed from Michael P. Kelly and wife, Lisa C. Kelly, of record in Book 7284, page 244, Register's Office for Davidson County, Tennessee.

The street address of the Property is:

190 Moultrie Park
Map-Parcel No. 116-8H-190

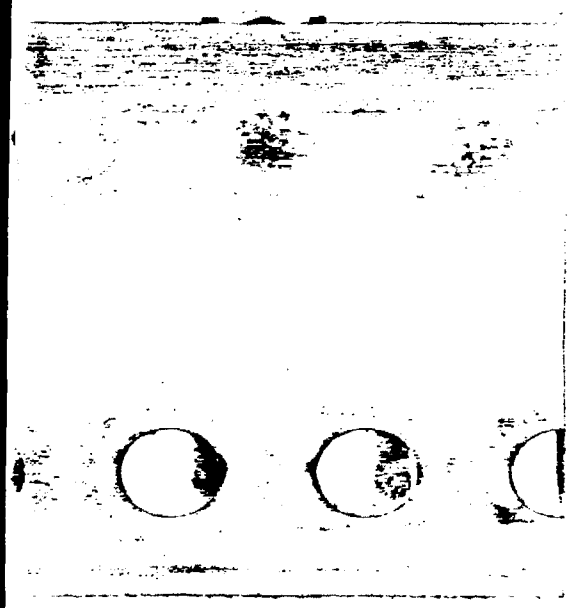
76247

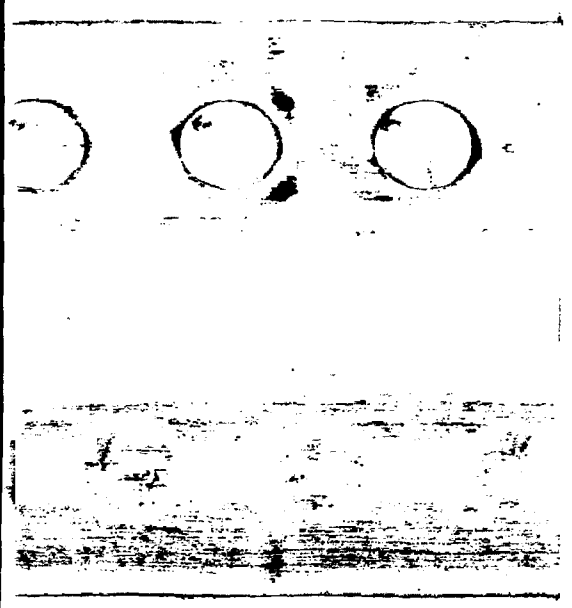
IDENTIF. REFERENCE

Nov 30 3 16 PM '90

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

1737 11/30 0101 03CHECK 1937.89





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

RECEIVED OF _____

FOR _____

BOOK 8247 PAGE 164

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT 583317.38
CON TX 1924.89
PRFEE 1.00
[illegible] 12.00
TOTAL 1937.89
CHECK 1937.89

11/30/90 01 15:36 0001 1737

76247

IDENTIF. REFERENCE

NOV 30 3 36 PM '90

FELIX Z. WILSON, II, Register
DAVIDSON COUNTY TN.

No. 377690