Patricia Ann Patton
Loan No. 041520

Name and address of new owner:	Send tax bills:	Prepared by:
Lester C. McClain, et al. 305 Long Valley Road Brentwood, TN 37027	Same	David W. McMackin McMACKIN, GARFINKLE, McLEMORE & WALKER P.O. Box 2758 Nashville, TN 37219-2758

105-01-556
10W03683

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated October 27, 1972, recorded in Book 4651, page 727, Register's Office, Davidson County, Tennessee, Patricia Ann Patton, unmarried, conveyed to Alan L. Saturn, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 30, 1990, and recorded in Book 8236, page 18, 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 November 22, 29 and December 6, 1990, stating that on December 14, 1990, at 12:10

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 Lester C. McClain and Smithy H. McClain, Sr., as tenants in common, for $23,150.00, 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 Lester C. McClain and Smithy H. McClain, Sr., as tenants in common, (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Southside Park, Section I, as of record in Book 4460, page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Patricia Ann Patton, a single woman, by deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin, of record in Book 4651, page 725, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1018 13th Avenue, South, Nashville, TN 37212.

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 14th day of December, 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 14th day of December, 1990.

Camille K. Hilder
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 $23,150.00.

D.W. McMackin
Affiant Substitute Trustee

Subscribed and sworn before me, this 14th day of December, 1990.

Camille K. Hilder
Notary Public

My Commission Expires: October 9, 1991

81929

IDENTIF. TREFERENCE

Dec 27 1 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

2218 12/27 0101 03CHECK 86.23

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8264 PAGE 395

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 23150.00
				CON TX 76.23
				PRFEE 1.00
				MDEED 9.00
				TOTAL 86.23
				CHECK 86.23
12/27/90	01			13:02 0001 2218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81-929

IDENTIF. ↑REFERENCE

DEC 27 1 03 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 384600