WHEREAS, by deed of trust dated the 29th day of April, 1988, and recorded in the Register's Office of Davidson County, Tennessee, Timothy K. Johnson and wife, Jill D. Johnson, recorded in Book 7532, Page 908 conveyed to W. Owen Farrell, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Larry A. Weissman and/or Wanda Hayes was appointed Successor Trustee by instrument of record in the Register's Office of Davidson County, Tennessee, under Register's No. Book 8229, Page 699, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust; and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 13th day of December, 1990, at the entrance of the Courthouse of Davidson County, Tennessee, and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale STANDARD FEDERAL SAVINGS BANK being the highest, best and last bidder, became the purchaser of said property at and for the sum of Fifty Five Thousand Two Hundred Thirty Two and 24/100--- ($55,232.24) and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned Successor Trustee the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed.

NOW, THEREFORE, in consideration of the premises and of the payment by the said STANDARD FEDERAL SAVINGS BANK, as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned Larry A. Weissman and/or Wanda Hayes as Successor Trustee, does hereby grant, sell and convey unto the said STANDARD FEDERAL SAVINGS BANK as aforesaid, and unto its successors and assigns, the property above mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 23A on the plan of Zone Lot Division of Lots 23, 27, 28 & 48, Hunter's Point Subdivision of record in Book 5200, Page 736, as amended in Book 6900, Page 366, Register's Office for said County. Said Lot No. 23A fronts 39.16 feet on the easterly margin of Dove Trail and extends back 171.76 feet on the northerly line, which is a broken line, and 175.85 feet on the southerly line to a dead line in the rear, measuring 31.17 feet thereon.

TO HAVE AND TO HOLD the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said STANDARD FEDERAL SAVINGS BANK as aforesaid, and unto its successors and assigns forever, to whom the said Larry A. Weissman and/or Wanda Hayes as Successor Trustee, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Larry A. Weissman and/or Wanda Hayes as Successor Trustee, has caused this instrument to be executed by and through its duly authorized officer, this the 13th day of December, 1990.

Larry A. Weissman Successor Trustee
LARRY A. WEISSMAN, SUCCESSOR TRUSTEE

Wanda Hayes Successor Trustee
WANDA HAYES, SUCCESSOR TRUSTEE

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STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Larry A. Weissman and/or Wanda Hayes, Successor Trustees, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office this 13th day of December, 1990.

Heather A. Lively
NOTARY PUBLIC

My commission expires:

My Commission Expires Sept. 23, 1991

Prepared By & Return To: Larry A. Weissman, Attorney at Law
5118 Park Ave., Suite 127
Memphis, TN 38117

Mail Tax Bills To: STANDARD FEDERAL SAVINGS BANK
P. O. Box 9481
Gaithersburg, MD 20898

Property Address: 5205 Dove Trail
Hermitage, TN

I, or we, hereby swear of affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater is $55,232.24, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

3034 12/31 0101 03CHECK 189.16

Wanda Hayes
Affiant

Subscribed and sworn to before me this the 13th day of December, 1990.

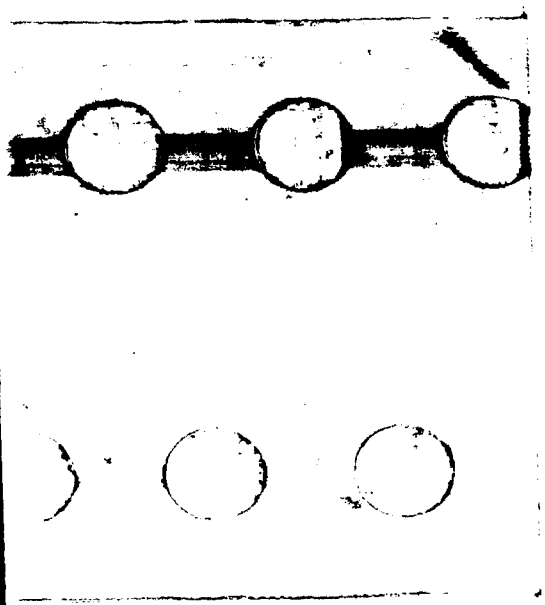
Heather A. Lively
Notary Public

My commission expires: My Commission Expires Sept. 23, 1991

DEC 31 11 17 AM '90
FELIX Z. WILSON II CLERK
DAVIDSON COUNTY TN.

IDENTIF. TREFERENCE

82570



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

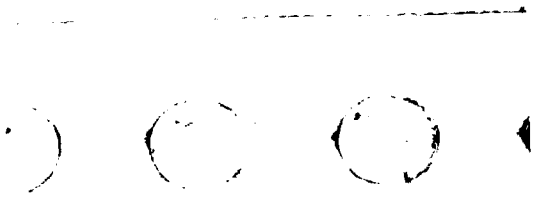
RECEIVED OF _____

FOR _____

BOOK 8266 PAGE 453

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

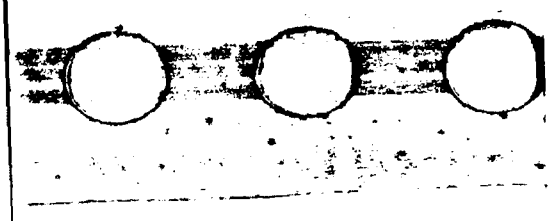
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 55232.24
CON TX 182.16
PRFEE 1.00
~~MREED 6.00~~
~~TOTAL 189.16~~
CHECK 189.16

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/31/90 01 11:15 0001 3034



82570

IDENTIF. REFERENCE

DEC 31 11 17 AM '90

FELIX Z. WILSON II REG. OF DEEDS
DAVIDSON COUNTY TN.

No. 385404