Box 17

BOOK 8290 PAGE 903

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Trustee

Map 82-03
Parcel 493

TRUSTEE'S DEED

TO: Dwayne W. Bailey
1607 Nolensville Road
Nashville, TN 37211

OWNER & TAX BILLS:

WHEREAS, by Deed of Trust executed November 22, 1989, and recorded in Book 7990, page 761, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Dwayne W. Bailey and wife, Edith Bailey (Mortgagors) to M. Norris Jenkins, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note were not paid when due the lawful holder of said note was authorized to declare the whole of said notes immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Mildred Bailey is the owner and holder of said note and Deed of Trust by virtue of the instrument recorded in Book 7990, page 760, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, February 8, 1991, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Dwayne W. Bailey and wife, Edith Bailey was the highest and best bidder for cash, said bid being in the amount of $17,000.00

92027

IDENTIF. REFERENCE

FEB 12 9 31 AM '91

FELIX Z. DAVIDSON COUNTY TN.

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Dwayne W. Bailey and wife, Edith Bailey , successors and assigns forever, that certain land described as follows:

Being Lot No. 116 on the Plan of Sharpe and Crutcher's Addition to Northeast Nashville, as of record in Book 57, page 82, said Register's Office, for a more complete description reference is hereby made.

Being the same property conveyed to John W. Austin, III by deed from Dwayne W. Bailey of record in Book 7998, page 393, Register's Office for Davidson County, Tennessee.

This is improved property at 1002 North 5th Street, Nashville, Tennessee.

It is the intention and purpose of M. Norris Jenkins, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagor or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 8th day of February, 1991, by subscribing hereto my official signature.

M. NORRIS JENKINS

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 8th day of February, 1991, at Nashville, Tennessee.

My Commission Expires:
7-24-93

NOTARY PUBLIC

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $17,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

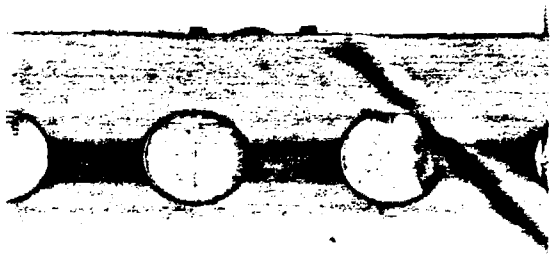
Sworn to and subscribed before me this 8th day of February, 1991, at Nashville, Tennessee.

My Commission Expires:
7-24-93

NOTARY PUBLIC

5880 02/12 0101 03CHECK 66.10

File Bk 27





OFFICIAL RECEIPT

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

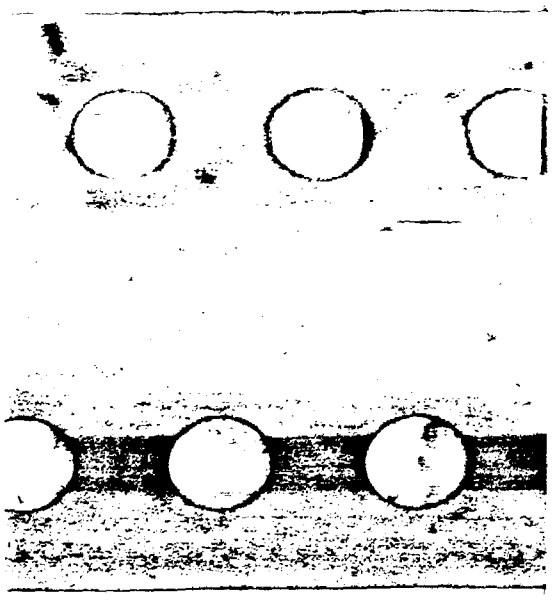
RECEIVED OF _____

FOR _____

BOOK 8290 PAGE 906

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	17000.00
CON TX	56.10
PRFEE	1.00
WDEED	9.00
TOTAL	66.10
CHECK	66.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/12/91 01 09:29 0001 5880

92027

IDENTIF. REFERENCE

FEB 12 9 31 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN

No. 396197