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This Instrument Prepared By:
John F. Blackwood
Harwell Martin & Stegall, P.C.
172 Second Avenue, North
Nashville, Tennessee 37201

BOOK 8297 PAGE 337

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Hautense Walton 3907 Wayland Drive Nashville, TN 37215	Same	Map 82-13, Parcel 194

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 22, 1983, of record in Book 6106, Page 203, Register's Office for Davidson County, Tennessee, John W. Walton, Jr., and John W. Walton, III, conveyed the property hereinafter described to Linda B. Hamsley, Trustee, to secure the payment of the indebtedness therein mentioned and described;

WHEREAS, by instrument dated December 27, 1990, and of record in Book 8264, Page 495, Register's Office for Davidson County, Tennessee, the owner and holder of the debt secured by said Deed of Trust appointed John F. Blackwood as Successor Trustee, in accordance with the provisions contained in said Deed of Trust;

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust and Craig V. Gabbert, Jr., Trustee, the lawful owner and holder of said indebtedness, having declared all of the unpaid balance due and payable called upon the undersigned Successor Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, John F. Blackwood, Successor Trustee, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on January 10, January 17, and January 24, 1991, respectively;

WHEREAS, pursuant to said notice, the undersigned, John F. Blackwood, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the equitable and statutory rights of redemption and homestead, on February 4, 1991, at 10:00 a.m. at the front door of the courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Hautense Walton was the highest and best bidder, the amount of her bid being in the sum of One Hundred Twenty-five Thousand and No/100 Dollars ($125,000.00).

NOW, THEREFORE, in consideration of the premises:

I, John F. Blackwood, Successor Trustee, have bargained and sold, and by these presents do transfer and convey unto the said Hautense Walton, her heirs and assigns, the property in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the northerly one-half of Lot No. 104 and the southerly 21 feet of Lot No. 105 on the plan of D. T. McGavock's First Addition as of record in Book 10, Pages 606, 607, 608 and 609, Register's Office for said County.

SAID parts of Lots Nos. 104 and 105 front together 68.5 feet on the westerly side of Sixth Avenue, North, formerly High Street, and extend back between parallel lines 175 feet to an alley.

Being the same property conveyed to John W. Walton, Jr., and John W. Walton, III, by deed from Edd R. Turner, III and wife, Sandra Turner, of record in Book 6106, page 198, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to unpaid taxes, deeds of trust, restrictions, easements, and set back lines and all other matters of public record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Hautense Walton, her heirs and assigns, forever.

I, John F. Blackwood, Successor Trustee, under the said Deed of Trust of record in Book 6106, Page 203, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Hautense Walton, her heirs and assigns all of the right, title and interest in and to said property vested in me, and which I have right to transfer, in as full and ample a manner as I as Successor Trustee under said Deed of Trust, can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand as Successor Trustee this 20th day of February, 1991.

JOHN F. BLACKWOOD, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cindy B. Duck, a Notary Public of said county, John F. Blackwood, Successor Trustee, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 1991.

Cindy B. Duck
NOTARY PUBLIC

My Commission Expires:

7/18/92

CINDY B. DUCK NOTARY PUBLIC AT LARGE STATE AT TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $125,000.00, but this Deed contains no warranties.

John F. Bledsoe
AFFIANT

Sworn and subscribed to before me this 20th day of February, 1991.

Cindy B. Duck
NOTARY PUBLIC

My Commission Expires:

7/18/92

JFB/e2
walton.td

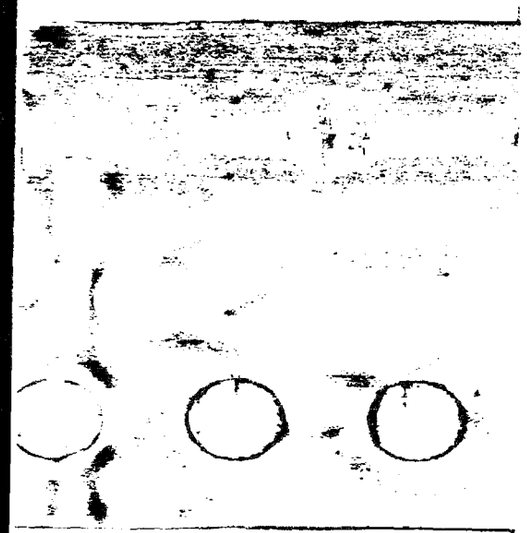
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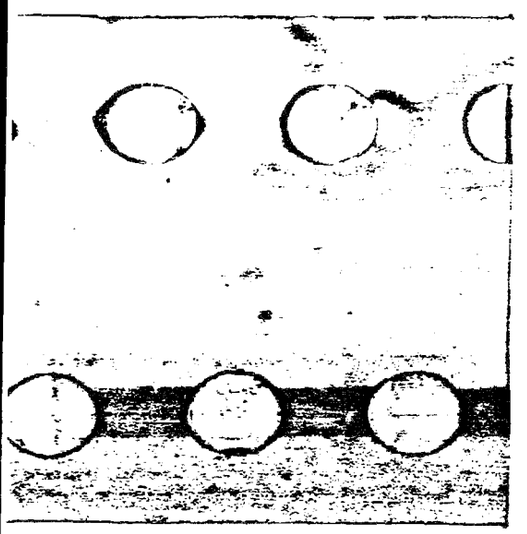
IDENTIF. REFERENCE

FEB 22 2 37 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

8931 02/22 0101 03CHECK 422.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8297 PAGE 340

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 125000.00
				CON TX 412.50
				PRFEE 1.00
				WDEED 9.00
				TOTAL 422.50
				CHECK 422.50
02/22/91		01		14:37 0001 8931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

946111

IDENTIF. REFERENCE

FEB 22 2 37 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 399187