BOOK 8307 PAGE 640

This Instrument was Prepared by:
KEVIN J. JONES, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
1800 Third National Bank Building
Nashville, Tennessee 37219

ADDRESS NEW OWNER:

Community Money Center, Inc.
1100 Kermit Drive
Suite 109
Nashville, Tennessee 37217

SEND TAX BILLS:

Same

'13-'7
Pkg. 44

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $27,277.03.

AFFIANT

Subscribed and sworn to before me this the 11th day of March, 1991.

NOTARY PUBLIC

My Commission Expires: 1-23-95

98418

IDENTIF. REFERENCE

Mar 11 3 03 PM '91

TRUSTEE'S DEED

WHEREAS, on the 25th day of September, 1989, Melody Ann Franklin and Jerry Franklin, executed a Deed of Trust to Robert P. Ziegler, as Trustee, to secure a promissory note of even date in the amount of $20,000.00, payable to the order of Community Money Center, Inc. as fully set out in Book 7951, Page 59, Register's Office for Davidson County, Tennessee; and,

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 Community Money Center, Inc., the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, 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 (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on February 14, 21 and 28, 1991, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Monday, March 11, 1991, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale, Community Money Center, Inc. was the highest and best bidder, the amount of its bid being in the sum of Twenty Seven Thousand, Two Hundred Seventy Seven and 03/100 ($27,277.03) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Twenty Seven Thousand, Two Hundred Seventy Seven and 03/100 ($27,277.03) dollars, credited and applied as payment on the note secured by the aforementioned Deed of Trust, and further credited and applied against attorney's fees, trustee's fees, and expenses incurred pursuant to said sale, do by these presents sell and transfer and convey unto Community Money Center, Inc., its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot No. 487 on the Plan of Sunset View Subdivision, Section 7, of record in Book 2900, page 109, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Melody Ann Franklin by Deed from Larry L. Crain, Trustee as recorded in Book 6364, Page 432, Register's Office of Davidson County, Tennessee.

This is improved property also known as 2233 Cabin Hill Road, Donelson, Tennessee.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Community Money Center, Inc., its successors and assigns, forever.

I, Robert P. Ziegler, Trustee, under the said Deed of Trust of record in Book 7951, Page 59, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Community Money Center, Inc., its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample a fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Trustee, has hereto set his hand, this the 11th day of March, 1991.

ROBERT P. ZIEGLER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

2709 03/11 0101 03CHECK 97.09

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

WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 11th day of March, 1991.

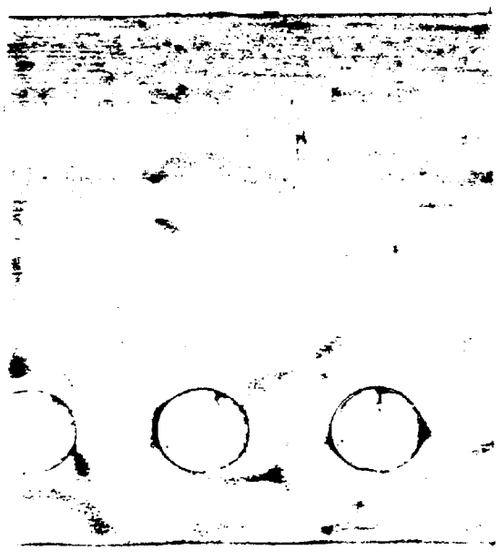
NOTARY PUBLIC

My Commission Expires:

1-22-95

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

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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 27277.03
CON TX 90.09
PRFEE 1.00
WDEED 6.00
TOTAL 97.09
CHECK 97.09

03/11/91 01 15:05 0001 2709

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



98418

IDENTIF. REFERENCE

MAR 11 3 03 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY R.M.

No. 403514