BK 45

This instrument prepared by:
Richard A. Northcutt, Attorney
25 Century Blvd., Suite 202
Nashville, TN 37214

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 12, 1990, recorded in Book 8196, page 190, in the Register's Office of Davidson County, Tennessee, Freddie Dixon, unmarried, conveyed to Richard A. Northcutt, Trustee, the herinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary 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 by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on Thursday, March 14, 1991, at 12:00, Noon, at the Davidson County Courthouse in Nashville, 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 time the property was struck off and sold to Wallace Evans and wife, Vanessa Evans, whose address is 675 Mercer Drive; Hermitage, TN 37076, at and for the sum of $2,000.00, that being the highest and best bid offered; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wallace Evans and wife, Vanessa Evans, the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Richard A. Northcutt, as Trustee, does hereby grant, bargain, sell and convey to the said Wallace Evans and wife, Vanessa Evans, their successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Described property in the city of Nashville, County of Davidson, State of Tennessee, to wit:
BEING Lot No. 81B, Zone Lot Division, Lots Nos. 1, 2, 3 and 74 through 82, on the plan of Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, page 304, amending Plat Book 5200, page 612, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Deed of Trust of record in Book 8196, page 190, was a second Deed of Trust and subordinate to the first Deed of Trust, of record in Book 7501, page 840, and re-recorded in Book 7514, page 201, said Register's Office.

The grantor received title to the above-captioned real estate by Deed of Trust of record in Book 8196, page 190, Register's Office for Davidson County, Tennessee.

The last warranty deed of record is Warranty Deed, Book 8196, page 187, Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, easements and restrictions.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appurtaining unto Wallace Evans and wife, Vanessa Evans, their successors and assigns, in fee simple forever, to whom the said Richard A. Northcutt, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Richard A. Northcutt, Trustee, has hereunto set his hand and seal on Thursday, March 14, 1991.

Richard A. Northcutt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard A. Northcutt, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1991.

My Commission Expires: 7/24/93

Notary Public

PATRICIA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Map: 75-11
Parcel: 206

PROPERTY ADDRESS: 675 Mercer Drive
Hermitage, TN 37076

AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Troy & Nichols, Inc.
P. O. Box 4025
Monroe, LA 71222-4025

5049 03/20 0101 03CHECK 175.96

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 51,247.35.

Affiant

Subscribed and sworn to before me, this 14th day of March, 1991.

My Commission Expires: 7/24/93

Notary Public

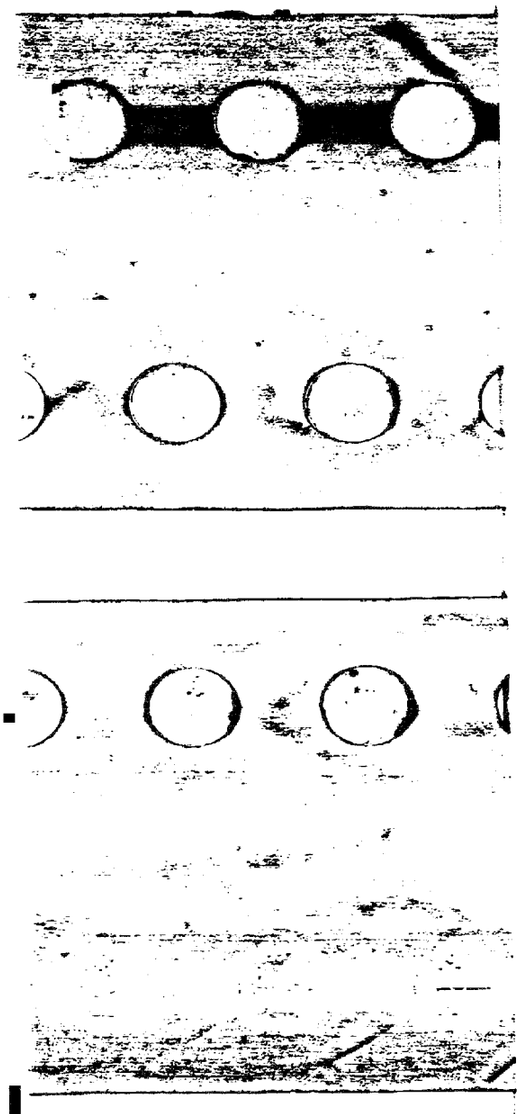
PATRICIA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0U423 IDENTIF. REFERENCE

MAR 20 1 05 PM '91 DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8313 PAGE 110

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 51247.35
CON TX 168.96
PRFEE 1.00
WDEED 6.00
TOTAL 175.96
CHECK 175.96

03/20/91 01 13:46 0001 5049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0U423

IDENTIF. REFERENCE

MAR 20 '91

DAVIDSON COUNTY T.N.

No. 405801