This Instrument Prepared By:

Joseph L. Lackey, Jr.
Attorney at Law
Ste. 1230, First American Center
Nashville, Tennessee 37238-1230

Map 118-5-A
Parcel 32

TRUSTEE'S DEED

WHEREAS, by Installment Deed dated February 1, 1989 and recorded in Book 7765, page 980, Register's Office for Davidson County, Tennessee, Douglas R. Berry and wife, Mary N. Berry conveyed to Douglas R. Berry, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, the owner of said indebtedness did appoint Joseph L. Lackey, Jr., Substitute Trustee by instrument of record in Book 8290, page 275, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the terms and conditions of the said Installment Deed and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of the Installment Deed; 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 said Installment Deed by which advertisement the sale was appointed to be held on the 1st day of March, 1991, at the front door of the courthouse in Nashville, 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 time the same property was struck off and sold to James R. Hillin and wife, Nancy T. Hillin, for the sum of Twenty-Four Thousand Five Hundred Dollars ($24,500.00) and being the highest and best bid offered; and

WHEREAS, the purchaser, being the holder of the indebtedness, 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 James R. Hillin and wife, Nancy T. Hillin, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Joseph L. Lackey, Jr., Trustee, does, subject to prior liens of record, hereby grant, bargain, sell and convey to the said James R. Hillin and wife, Nancy T. Hillin, its 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:

Land in Davidson County, Tennessee, being a certain building site or lot, designated No. 14-B on the revised plan of St. Martin Square, of record in Book 4460, page 186, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and to which reference is made for a more complete description thereof.

Being the same property conveyed to Douglas R. Berry and wife, Mary N. Berry, by deed of record in Book 7765, page 980, Register's Office for Davidson County, Tennessee.

This property is known as Unit 101, St. Martin Square located at 940 Gale Lane, Nashville, Tennessee.

Subject to any unpaid taxes and prior mortgages of record.

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 appertaining unto James R. Hillin and wife, Nancy T. Hillin, their successors and assigns, in fee simple forever, to whom the said Joseph L. Lackey, Jr., Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him, as such Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Joseph L. Lackey, Jr., Trustee has hereunto set his hand and seal this 13 day of March, 1991.

JOSEPH L. LACKEY, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Actual value or consideration for transfer, whichever is greater, is $24,500.00.

JOSEPH L. LACKEY, JR.

SWORN TO AND SUBSCRIBED
BEFORE ME, this the _____
day of March, 1991.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Joseph L. Lackey, Jr., Trustee, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as Trustee and as his free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of March, 1991.

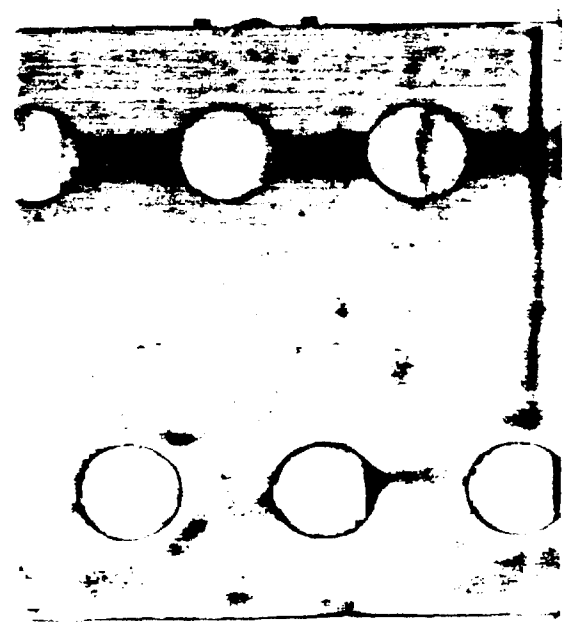
Notary Public

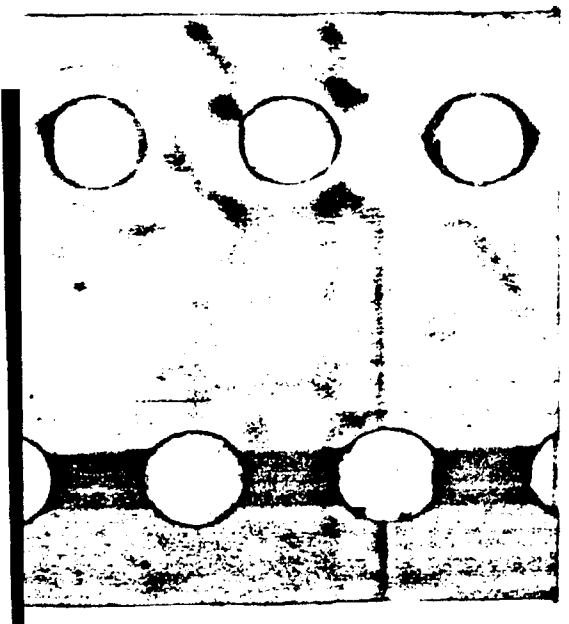
My Commission Expires: 3-[illegible]-92

PROPERTY OWNER - TAX BILLS

James R. Hillin and wife, Nancy T. Hillin
2239 Chickering Lane
Nashville, TN 37215

IDENTIF. TREFERENCE
MAR 27 10 23 AM '91
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.
01974
$87.85 03/27 0101 03CHECK





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8317 PAGE 177

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT	24500.00
CON TX	80.85
PRFEE	1.00
MISC	6.00
TOTAL	87.85
CHECK	87.85

03/27/91 01 10:24 0001 6829

01974

IDENTIF. REFERENCE

MAR 27 10 23 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 407565