STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $39,584.32.

Wayne H Downs
Affiant 3-28-91

Subscribed and sworn to before me, this 28 day of March, 1991.

Sue Legg
Notary Public

My Commission Expires: 5-23-94

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Wayne H. Downs and wife, Bobby J. Downs 504 Dunaillie Drive Nashville, TN 37217	SAME	Map 120-9 Parcel 142

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Ronald Raymond Kerr and wife, Joan R. Kerr, by a Deed of Trust (the "Deed of Trust"), dated September 13, 1985, of record in Book 6658, page 733, Register's Office for Davidson County, Tennessee, conveyed to Ernest Crisp, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Ronald Raymond Kerr and wife, Joan R. Kerr, and was payable to Old Stone Credit Corporation of Tn.; and

WHEREAS, Old Stone Credit Corporation of Tn., the owner and holder of the Note, removed Ernest Crisp, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 8181, page 742, Register's Office for said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than ten (10) days after written notice thereof as provided in the Deed of Trust; and

IDENTIF. REFERENCE
MAR 29 2 52 PM '91
REGISTER
DAVIDSON COUNTY TN
02480

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Old Stone Credit Corporation of Tn., the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on March 7, 1991, March 14, 1991, and March 21, 1991; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock A.M. on Thursday, March 28, 1991, and **WAYNE H. DOWNS AND WIFE, BOBBY J. DOWNS** (hereinafter collectively "Grantee") being the highest and best bidder thereof, became the purchaser of said property at and for the sum of THIRTY-NINE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND 32/100 ($39,584.32) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Wayne H. Downs and wife, Bobby J. Downs, their heirs and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5D29 on the Plan of Section 5D, Glengarry Park, of record in Book 3600, page 36, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 5D29 fronts 88 feet on the westerly side of Dunailie Drive and runs back between lines, 154.5 feet on the northerly line and 153.7 feet on the southerly line to a line at the rear on which it measures 92.9 feet thereon.
>
> Being the same property conveyed to Ronald Raymond Kerr and wife, Joan R. Kerr, by deed from Brenda H. Porter, a widow, as recorded in Book 4393, page 536, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 503 Dunailie Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the Tennessee statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights of Ronald Raymond Kerr and Joan R. Kerr in

the subject property, all such rights being waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 28th day of March, 1991.

Justin T. Milam, Successor Trustee
Justin T. Milam, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 1991.

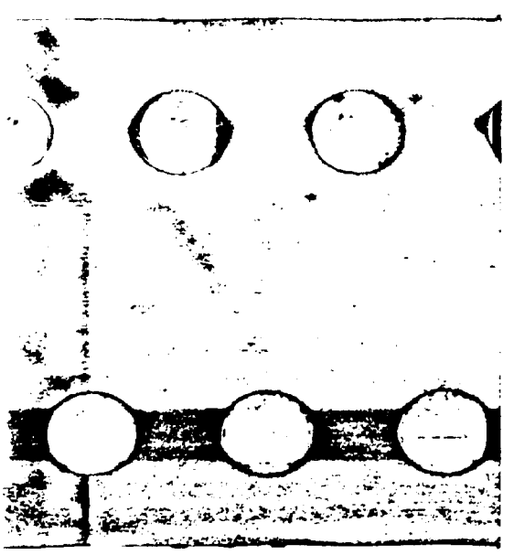
Sue Legg
Notary Public

My Commission Expires: 5-23-94

oldstd

7422 03/28 0101 03CHECK 140.68





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8318 PAGE 669

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 39584.32
CON TX 130.68
PRFEE 1.00
WDEED 9.00
TOTAL 140.68
CHECK 140.68

03/28/91 01 14:52 0001 7422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02480

IDENTIF. REFERENCE

MAR 28 2 52 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 408148

[redacted]