Box 41

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,486.53.

Edward T. Brading
Affiant

Subscribed and sworn to before me, this 2nd day of April, 1991.

Sue Long
Notary Public

My Commission Expires: 5-23-94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Maxie Patton, Trustee c/o Garry Zeitlin P.O. Box 210543 Nashville, TN 37211	SAME	162-16-47 5DU 76501

SUCCESSOR TRUSTEE'S DEED

WHEREAS, TIMOTHY M. CHOUINARD, SINGLE, by a Deed of Trust ("Deed of Trust") dated May 30, 1986, of record in Book 6877, page 682, Register's Office for Davidson County, Tennessee, conveyed to Saturn & Mazer, Trustee, the hereinafter real property to secure the payment to Maxie Patton, Trustee, of indebtedness more fully described in said Deed of Trust; and

WHEREAS, Edward T. Brading was appointed Successor Trustee by the owner and holder of said indebtedness by an instrument of record in Book 8293, page 937, Register's Office for said County; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust.

WHEREAS, pursuant to instructions of the owner and holder, 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 The Nashville Record on February 28, 1991, March 7, 1991, and March 14, 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 10:00 o'clock A.M. on Tuesday, April 2, 1991, and **MAXIE PATTON, TRUSTEE** ("Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **ONE HUNDRED AND 00/100 ($100.00) DOLLARS**, subject to an outstanding indebtedness secured by a deed of trust encumbering such property owing to Metropolitan Federal Bank, a federal savings bank, formerly Metropolitan Federal Savings and Loan Association, in the outstanding balance of $56,386.53.

NOW, THEREFORE, EDWARD T. BRADING, TRUSTEE, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, and his successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 56A, on the Plan of Hickory Park Villas, Section Two, zone Lot Division, Lots 49 through 56 and 58, through 66, as of record in Book 6250, page 615, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maxie Patton, Trustee, by deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Book 6670, page 902, said Register's Office; by deed of record in Book 6877, page 679, said Register's Office, Maxie Patton, Trustee, conveyed his interest in subject property to Timothy M. Chouinard; the said Timothy M. Chouinard having since died.

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property.

2. Deed of trust executed by Maxie Patton, Trustee, with full power to sell, transfer, mortgage and convey without the joinder of any beneficiary, to Attorneys Title Company, Trustee, of record in Book 6671, page 106, Register's Office for said County, dated September 27, 1985, to secure to Metropolitan Federal Savings and Loan Association, an indebtedness in the amount of $55,200.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

   Assumption Agreement Without Release of record in Book 6891, page 139, said Register's Office.

3. The Plan of record in Book 5200, page 603, as amended in Book 6250, page 615, Register's Office for said County, shows an owner's certificate, certain minimum building setback lines and easements, to which plan reference is made for the location and dimensions. The Plan of record in Book 6250, page 615, said Register's Office, also shows Zone Lot Division Requirements to which reference is made.

4. Easement for utility services and party walls for use in common with owners of attached and appurtenant improvements.

5. Rights of parties in possession of all or any part of the premises.

6. Restrictive covenants contained in instrument of record in Book 6815, page 800, said Register's Office.

7. Any other matters not subordinate to the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real estate free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions as provided 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.

Edward T. Brading, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this 2nd day of April, 1991.

Edward T. Brading, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EDWARD T. BRADING, 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 2nd day of April, 1991.

Notary Public

My Commission Expires: 5-23-94

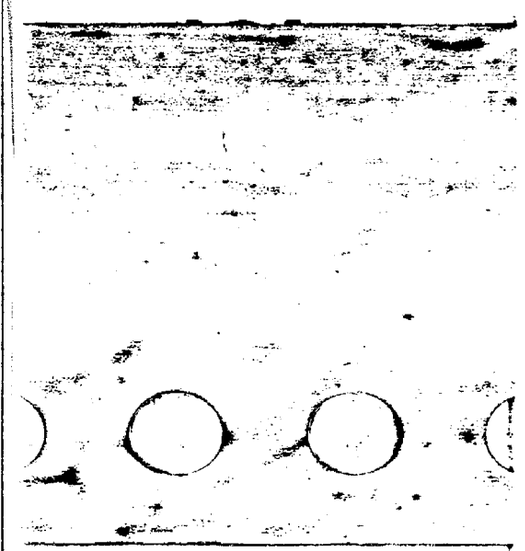
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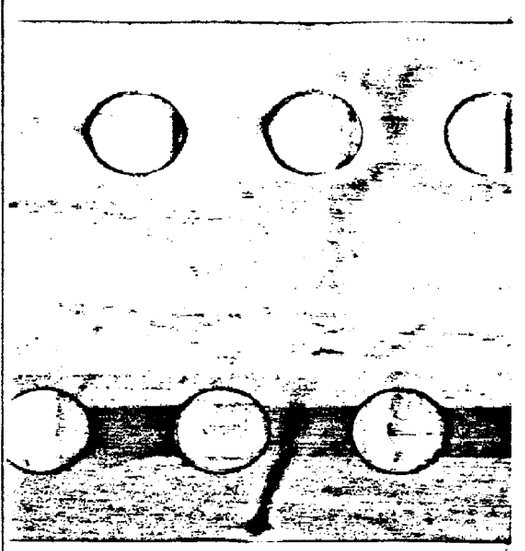
IDENTIF. REFERENCE

APR 2 10 44 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

1194 04/02 0101 03CHECK 195.45





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 56486.53
CON TX 186.45
PRFEE 1.00
WDEED 9.00
TOTAL 196.45
CHECK 196.45

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/02/91 01 10:44 0001 1194

03483

IDENTIF. TREFERENCE

APR 2 10 44 AM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409300