Name and address of new owner:
Charles E. Porter, et ux.
12212 Old Hickory Blvd.
Hermitage, TN 37076

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

109-214
4DO5383

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 23, 1989, recorded in Book 7757, page 806, Register's Office, Davidson County, Tennessee, Edward B. Saynay, unmarried, conveyed to R.W. Hunter, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 14, 1991, and recorded in Book 8315, page 603, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of March 21, 28 and April 4, 1991, stating that on April 12, 1991, at 12:30 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry,

free from the equity of redemption, statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Charles E. Porter and wife, Gale C. Porter, for $57,000.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Charles E. Porter and wife, Gale C. Porter (hereinafter referred to as Grantee), their successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being a 5.94, more or less tract of land lying in the 2nd Civil District of Davidson County, Tennessee, said tract further described as being a portion of the property conveyed in Book 4957, page 957, Register's Office for said County.
>
> BEGINNING at a point lying on the westerly margin of Old Hickory Boulevard, said point further described as lying 521, more or less, feet south of the southeast corner of the F. A. McIntire Sr. property, as of record in Book 3846, page 986, Register's Office, Davidson County, Tennessee; thence running with said westerly margin of Old Hickory Boulevard, south 4 degrees 19 minutes 57 seconds east, a distance of 263 feet to a point; thence leaving said westerly margin of Old Hickory Boulevard and running north 82 degrees 57 minutes 01 seconds west, a distance of 1042.65 feet to a point; thence north 13 degrees 06 minutes 05 seconds east a distance of 259.30 feet to a point; thence south 82 degrees 57 minutes 01 seconds east a distance of 963.59 feet to the point of beginning, containing 5.94 acres more or less.
>
> Being the same property conveyed to Edward B. Saynay and wife, Mary Lynn Saynay, by deed from Robert J. Baltz Jr.,

Trustee, of record in Book 5517, page 581, said Register's Office for Davidson County, Tennessee, and being the same property conveyed to Edward B. Saynay, by Quitclaim Deed from Mary Lynn Saynay, of record in Book 5682, page 893, Register's Office for Davidson County, Tennessee.

This is improved property located at 12190 Old Hickory Boulevard, Hermitage, TN 37076.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 12th day of April, 1991.

D.W. McMackin

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 12th day of April, 1991.

Camille K. Schilder

Notary Public

My Commission Expires: October 9, 1991

PICK-UP 063520 CERTIF. TREFERENCE APR 12 3 26 PM DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $57,000.00.

D.W. McMackin

Affiant

Subscribed and sworn before me, this 12th day of April, 1991.

Camille K. Schilder

Notary Public

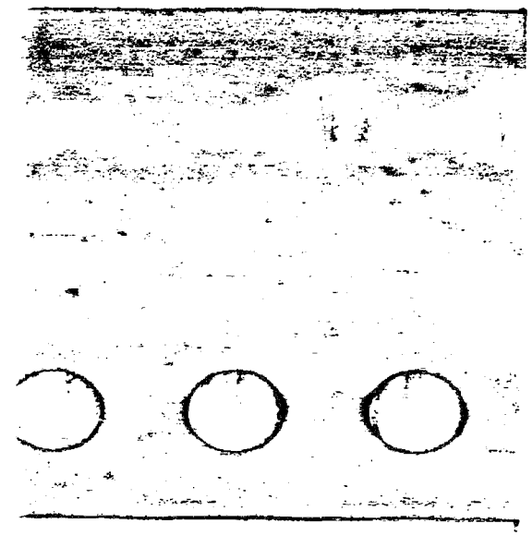
My Commission Expires: October 9, 1991

4543 04/12 0101 01CASH

198.10

OFFICIAL RECEIPT

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



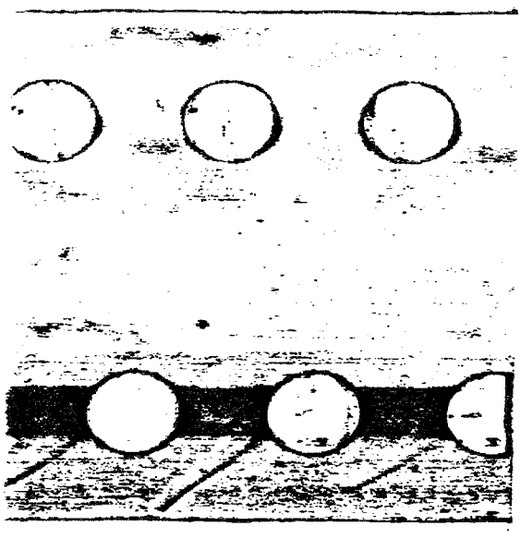
RECEIVED OF _____

FOR _____

BOOK 8329 PAGE 592

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 57000.00
CON TX 188.10
PRFEE 1.00
~~MTGFEE 9.00~~
~~TOTAL 198.10~~
CASH 198.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/12/91 01 15:27 0001 4543

06352

IDENTIF. REFERENCE

APR 12 3 26 PM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 412606