STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $59,437.06.

Affiant

Subscribed and sworn to before me this 16th day of April, 1991.

Notary Public

My commission expires: 5-23-94

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
c/o Edward T. Brading
P. O. Box 2757
Third Floor
Metropolitan Federal Building
Third Floor
Nashville, Tennessee 37219-0757

Address new owners as follows:	Send Tax Bills:	Map-Parcel Numbers
Maxie Patton, Trustee c/o Garry Zeitlin P. O. Box 210543 Nashville, TN 37211	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue, North Nashville, Tennessee 37219	162-16-072 5DU-76986

SUCCESSOR TRUSTEE'S DEED

5398 04/16 0101 03CHECK 206.02

WHEREAS, PHILLIP J. QUINN, a single person, by Deed of Trust dated May 30, 1986, of record in Book 6876, page 337, Register's Office for Davidson County, Tennessee, conveyed to Saturn & Mazer, Trustee, the hereinafter described real property to secure the payment of indebtedness more fully described therein, which indebtedness is held and owned by Maxie Patton, Trustee; and

WHEREAS, Maxie Patton, Trustee, appointed Edward T. Brading as Successor Trustee by an Appointment of Successor Trustee of record in Book 8196, page 288, aforesaid Registers' Office; and

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

WHEREAS, the owner and holder of the indebtedness 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 Maxie Patton, Trustee, 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 14, March 21, and March 28, 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 a.m. on Tuesday, April 16, 1991, and Maxie Patton, Trustee, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of $100.00, subject to an indebtedness secured by a deed of trust encumbering such property owing to Metropolitan Federal Savings and Loan Association in the outstanding balance of $59,337.06.

NOW, THEREFORE, EDWARD T. BRADING, SUCCESSOR TRUSTEE, 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 **MAXIE PATTON, TRUSTEE**, and his successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 498 on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, Lots 49 through 56 and 58 through 66, 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 Phillip J. Quinn, a single person, by deed from Maxie Patton, Trustee, of record in Book 6876, page 334, Register's Office for Davidson County, Tennessee.

The address of this property is 5420 Hickory Park Court, Antioch, Tennessee 37013.

This conveyance is made subject to:

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

2. Matters shown on the Plan of record in Book 5200, page 603, Register's Office for said County, as amended in Book 6250, page 615, Register's Office for said County.

3. Restrictive covenants contained in an instrument of record in Book 6815, page 800, Register's Office for said County.

4. Deed of trust executed by Maxie Patton, Trustee, with full power, to Attorneys Title Company, Inc., Trustee, of record in Book 6671, page 15, 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.

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

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

7. Any matters not subordinate to the Deed of Trust foreclosed upon.

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 of every kind, all of which have been 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.

Edward T. Brading, as Successor Trustee, and not otherwise, warrants the title to said property to Maxie Patton, Trustee, 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 the 16th day of April, 1991.

Edward T. Brading, Successor Trustee

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/she executed the within instrument for the purposes therein contained.

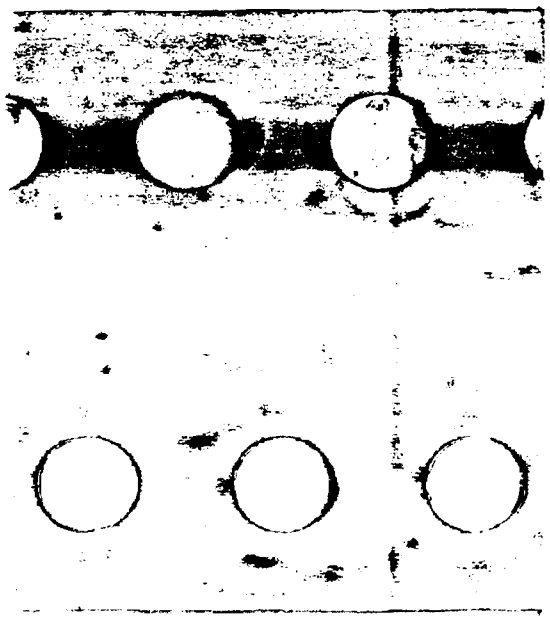
Witness my hand, at office, this 16th day of April, 1991.

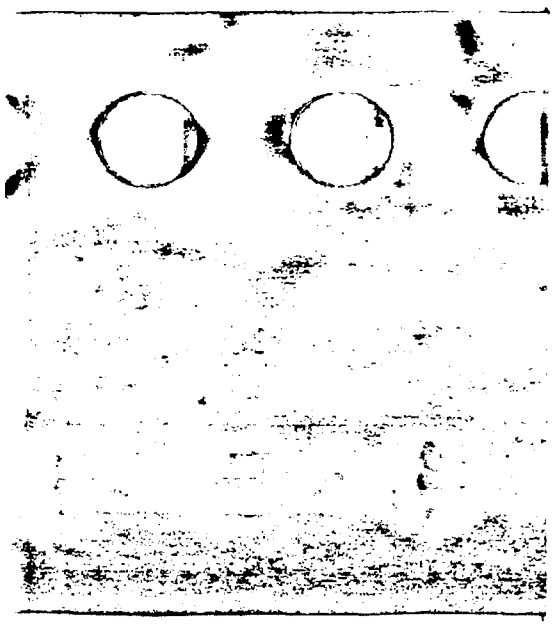
Sue Legg
Notary Public

My Commission Expires: 5-23-94

07102

IDENTIF. REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 411

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	59437.06
CON TX	196.02
PRFEE	1.00
WDEED	9.00
TOTAL	206.02
CHECK	206.02

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/16/91 01 14:07 0001 5398

07102

IDENTIF. REFERENCE

APR 16 2 06 PM '91

FELIX Z. WILSON II
DAVIDSON COUNTY TN

No. 413445