TRUSTEE'S DEED

IDENTIFICATION
APR 17 10 AM '91
DAVIDSON COUNTY
07269

This instrument prepared by:
Arthur K. Lowen
Attorney at Law Mail
201 4th Avenue North-Ste. 1100
Nashville, Tn 37219

FROM: ARTHUR K. LOWEN, TRUSTEE)
)
TO: JAMES S. SWEENEY, SR. AND WIFE,)
RITA E. SWEENEY) Map #71-2
104 Jackson Lane) Parcel #192
Hendersonville, TN 37075)
SEND TAX BILLS HERE)
NO MORTGAGEE)

WHEREAS, Richards Enterprises, Inc., a Tennessee Corporation, executed a Deed of Trust on the 27th day of April, 1990, which was recorded in Book, 8097, Page 717, Register's Office for Davidson County, Tennessee, conveying to Arthur K. Lowen, Trustee, the property hereinafter described to secure the payment of a Deed of Trust Note referred to in said Deed of Trust; and

WHEREAS, default occurred in the performance of the terms of said Deed of Trust Note and/or the Deed of Trust securing the same, and the noteholders, in accordance with the provisions therein, declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, to advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: April 17, 1991 at 10:00 AM at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash free from the equity of redemption, the statutory right of redemption, homestead and all other exemptions and rights of every kind which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEES herein, James S. Sweeney, Sr. and wife, Rita E. Sweeney, being the highest and best bidder at said sale with a bid of Nineteen Thousand, Five Hundred and 00/100 Dollars ($19,500.00), were duly declared the purchasers.

NOW, THEREFORE, in consideration of the premises and the further consideration of Nineteen Thousand Five Hundred and 00/100 Dollars ($19,500.00), paid by James S. Sweeney Sr. and wife, Rita E. Sweeney, the receipt of which is hereby acknowledged, I, Arthur K. Lowen, Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto James S. Sweeney, Sr. and wife, Rita E. Sweeney, their heirs, successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Being Lot No. 45B, zone Lot Division of Lot Nos. 27, 28, 31, 33, 39, 40, 42, 43, 44, 45, and 47, John R. Rucker Subdivision, as of record in Book 6250, Page 651, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Richards Enterprises, Inc. (a Tennessee corporation) by Special Warranty Deed from James S. Sweeney, Sr. and wife, Rita E. Sweeney, dated April 27, 1990, of record in Book 8097, Page 714, said Register's office.

This is improved property, known as 437 Roger William Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate together with the appurtances, estate, title and interest thereunto belonging to the said James S. Sweeney, Sr. and wife, Rita E. Sweeney, their heirs, successors and assigns forever as fully and completely as the Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust; and said Trustee, the Grantor herein, does hereby transfer and assign to James S. Sweeney, Sr. and wife, Rita E. Sweeney, their heirs, successors and assigns, all the warranties and covenants made in said Deed of Trust. However, the Grantor conveys as Trustee only, and makes no warranties whatsoever.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said Arthur K. Lowen, Trustee, has hereunto set his hand this 17th day of April, 1991.

Arthur K. Lowen, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arthur K. Lowen,Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 1991.

E. Sue Lyell
Notary Public

My Commission Expires: 9/26/92.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. E. SUE LYELL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $19,500.00.

Affiant

$610 04/17 0101 03CHECK

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of April, 1991.

E. Sue Lyell
Notary Public

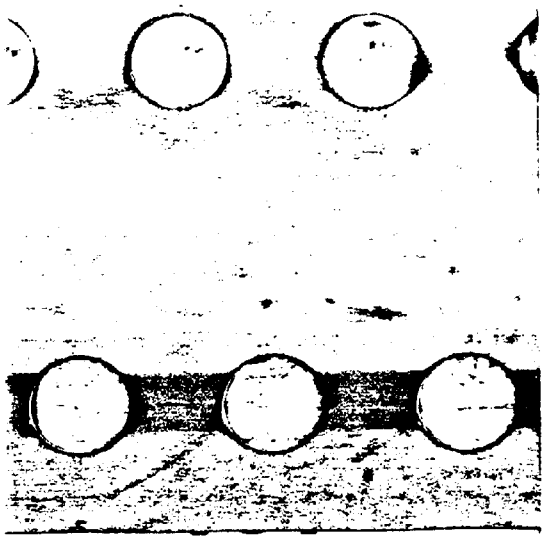
My Commission Expires: 9/26/92.

NOTARY PUBLIC DAVIDSON COUNTY, TENN. E. SUE LYELL

71-35

[redacted] [redacted]





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8331 PAGE 868

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

MAMT 19500.00
MOR TX 64.35
PRFEE 1.00
RECD 6.00
TOTAL 71.35
CHECK 71.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/91 01 10:11 0001 5610

07266

IDENTIF. REFERENCE

APR 17 10 10 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 413655