Prepared by:
John W. Stapp, IV
MANIER, HEROD, HOLLABAUGH & SMITH
2200 One Nashville Place
Nashville, Tennessee 37219
(615) 244-0030/742-9322

BK 8313 PG 965

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER IS $50,970.18

John W. Stapp IV

Sworn and subscribed to before me this April 10, 1991.

Shirley L. Crissman
Notary Public

My Commission Expires: May 23, 1994

FROM: JOHN THOMPSON HILL
TRUSTEE

TO:	SEND TAX BILLS TO:	MAP-PARCEL
MILDRED THOMPSON ESPY 17131 El Cajon Yorba Linda, CA 92686	Same	Map 60 Parcel 53

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated July 1, 1983, of record in Book 6131, Page 350, Register's Office of Davidson County, Tennessee, hereinafter referred to as "Deed of Trust", DAVID HUGH THOMPSON and wife, BONNIE LEWIS THOMPSON, conveyed to JOHN THOMPSON HILL, Trustee, the hereinafter described real estate, hereinafter referred to as "Property", to secure an indebtedness evidenced by a Note of even date therewith, which Note is fully described in the Deed of Trust, hereinafter referred to as the "Note"; and

WHEREAS, default having occurred in the payment of the Note, and in accordance with the terms and conditions of the Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing; and

WHEREAS, the owner and holder of the indebtedness directed JOHN THOMPSON HILL, Trustee, to sell the Property and in accordance with the terms thereof, and pursuant to said direction, the said Trustee did advertise the Property for sale as provided in the Deed of Trust and Note, and the Property was advertised to be sold at

eleven (11:00 a.m.) o'clock on April 10, 1991 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, homestead and dower, and all other exemptions of every kind, all of which are expressly waived in the Deed of trust; and the advertisement of sale was duly published in the Nashville Record, a newspaper of general circulation in Davidson County, Tennessee, on March 7, 1991, March 14, 1991, and March 21, 1991, and

WHEREAS, at the time and place of said sale, and upon the Property being offered under the terms hereinabove set forth, MILDRED THOMPSON ESPY, acting through her agent, JOHN W. STAPP, IV., was the highest and best bidder;

NOW, THEREFORE, the undersigned, JOHN THOMPSON HILL, Trustee, pursuant to the bid of MILDRED THOMPSON ESPY, acknowledges receipt of the sum of $50,970.18, which was the highest bid, and for and in consideration of said bid, has bargained and sold and by these presents does hereby transfer and convey unto MILDRED THOMPSON ESPY, her heirs and assigns, the following described real estate in Davidson County, Tennessee:

Davidson County, Tennessee:

DESCRIPTION

LAND in Davidson County, Tennessee, to-wit:

A Tract of land in the 12th, formerly the 17th Civil District of Davidson County, Tennessee, being a part of the tract of land known as Maplewood and being part of Lot No. 4 on the Plan of William Phillips' Land, as of record in Book 57, Page 21, Register's Office for said County, described according to a copy of a survey thereof made December 20, 1922, by Erle Drake, County Surveyor, as follows: BEGINNING at a point in the center of a road leading from the Dickerson Turnpike to the Gallatin Turnpike, known as Ben Allen Road, or Lane, at the northeast corner of the tract of land conveyed to C.A. Sowell and wife, by deed from Alex Perry and wife, of record in Book 613, Page 107, said Register's Office, being the northwest corner of the lands belonging to D. H. Thompson; thence with the line between said tracts of land south 5° west 1330 feet to a rock; thence north 87° west 788 feet to a rock; thence north 5° east 202 feet to a rock, thence south 87° east 453 feet to a stake; thence north 5° east 1034 feet to the center of the Ben Allen Road; thence with the center of the same north 69 1/2° east 264 feet, north 88 1/2° east 82 feet to the point of beginning, containing 12 acres, more or less.

BEING the same property conveyed to David Hugh Thompson, Trustee, with full right of disposition from Carlos D. Markham and wife, Luella S. Markham by instrument of record at Deed Book 4730, Page 656, Register's Office of Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY KNOWN AS: 224 BEN ALLEN ROAD, NASHVILLE, TENNESSEE.

The description contained in this Deed is the same description as in the previous deed of record.

This Conveyance is subject to a First Deed of Trust to HOME FEDERAL SAVINGS AND LOAN ASSOCIATION of record in Book 4564, Page 366, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to MILDRED THOMPSON ESPY, her heirs and assigns forever; and, JOHN THOMPSON HILL, Trustee, does hereby transfer, assign, and set over unto MILDRED THOMPSON ESPY all of his right, title and interest in the said property as Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the aforesaid Trustee, has executed this instrument on this the 10th day of April 1991.

John Thompson Hill
JOHN THOMPSON HILL, Trustee

STATE OF TENNESSEE)
)SS
COUNTY OF DAVIDSON)

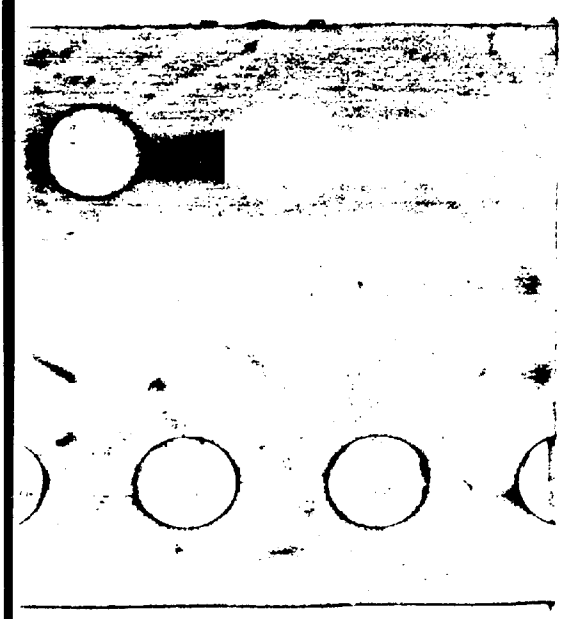
Personally appeared before me, Shirley J. Crisman, a Notary Public in and for said County and State, the within named JOHN THOMPSON HILL, TRUSTEE, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of April, 1991.

Shirley J. Crisman
Notary Public
My Commission Expires:
May 23, 1994

(re\Hill.TD)

08051
IDENTIF. REFERENCE
APR 19 3 32 PM '91
PICKUP
178-80



OFFICIAL RECEIPT

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

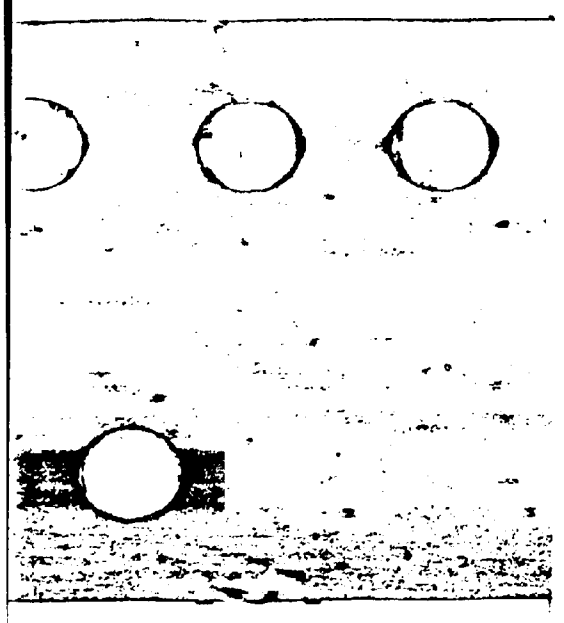
RECEIVED OF _____

FOR _____

BOOK 8333 PAGE 968

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	50970.18
CON TX	168.30
PRFEE	1.00
WDEED	9.00
TOTAL	178.30
CHECK	178.30

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK: 31 0201 6533

080051

IDENTIF. REFERENCE

APR 13 3 32 PM '91

DAVIDSON COUNTY, TN.

No. 414558