SUCCESSOR TRUSTEE'S DEED BOOK 8334 PAGE 686

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
MR & MRS. REX S. GOBBELL 641 OLD LEBANON DIRT RD HERMITAGE, TN. 37076	SAME	86-228

This instrument prepared by: Boult, Cummings, Conners & Berry (CSS)
P.O. Box 198062, Nashville, Tennessee 37219

WHEREAS, Stephen G. Walker and wife, Sally Lou M. Walker ("Debtors"), by Deed of Trust dated October 2, 1980, being of record in Book 5660, page 355, Register's Office for Davidson County, Tennessee, which Deed of Trust was amended and restated by that First Amended and Restated Deed of Trust dated January 22, 1990, being of record in Book 8031, page 88, said Register's Office (collectively the "Deed of Trust"), transferred and conveyed to Sam B. Little, Trustee, the property described in Exhibit A hereto (the "Property").

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8265, page 139, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, Debtors sought relief under Chapter 7 of the United States Bankruptcy Code, Cases No. 388-04789 and 91-00395-KL3-7 and whereas Dominion Bank of Middle Tennessee obtained relief from the Automatic Stay to exercise its remedies pursuant to Orders dated November 28, 1989 and March 15, 1991; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), April 19, 1991, at the Davidson County Courthouse, Nashville, Tennessee when and where MR. & MRS. REX S. GOBBELL ("Grantee"), became the last and highest bidder for cash at the price of One Hundred Four Thousand Seven Hundred Five and 27/100 Dollars ($ 104,705.27).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of

which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land 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.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive Covenants contained in instrument of record in Book 5122, page 970, Register's Office for Davidson County, Tennessee.

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 19TH day of April, 1991.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Karen T. Byrd, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of April, 1991.

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 104,705.27.

Ray L. Stobbell
AFFIANT

Subscribed and sworn to before me this 19th day of April, 1991.

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94

EXHIBIT A

Land in Davidson County, Tennessee, commencing at an iron pin located in the center line of the intersection of Old Lebanon Dirt Road and Tulip Grove Road; thence with a curve to the left in a southwesterly direction having a radius of 1465.0 feet and a distance of 671.66 feet to a point; thence S 65 deg. 46' 52" W 90.46 feet to a railroad spike in the center line of Old Lebanon Dirt Road, the point of beginning; thence leaving the center line of said road N 32 deg. 22' 44" W 818.42 feet to an iron pin; thence S 3 deg. 20' 52" W 914.31 feet to a railroad spike in the center line of Old Lebanon Dirt Road; thence with the right of way of said road N 65 deg. 46' 52" E 540.0 feet to the point of beginning.

Being the same property conveyed to Stephen G. Walker and wife, Sally Lou M. Walker, by deed from William Eugene Hoffman and wife, Mary Sue Hoffman of record in Book 5122, page 970, Register's Office of Davidson County, Tennessee.

TOGETHER with all trade, domestic and ornamental fixtures now or hereafter attached to the Real Estate, and all accessions and additions thereto and replacements thereof, including, but not limited to, the following items, which are hereby recognized by the parties to this Instrument as fixtures: all heating, air-conditioning, freezing, lighting, laundry, incinerating and power equipment; engines; pipes; pumps; tanks; motors; conduits; switchboards; plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; boilers, ranges, furnaces, oil burners and units thereof; appliances, air-cooling and air-circulating apparatus; central vacuum cleaning systems; elevators; escalators; shades; awnings, doors, screens; storm doors and windows; stoves; refrigerators; attached cabinets and shelves; partitions; ducts; compressors; rugs, carpets, tiling, linoleum, and other floor coverings; chandeliers and other lighting fixtures; paneling, woodwork, molding, millwork, and other decorative trimwork; ceiling tiles and panels; and draperies (the Real Estate and all fixtures thereto are collectively referred to herein as the "Property");

WP:KTBWALKEXA

08334

IDENTIF. TREFERENCE

APR 22 10 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

6820 04/22 0101 03CHECK 358.51



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK **8334** PAGE **690**

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
104705.27
CON TX 345.51
PRFEE 1.00
MDEED 12.00
TOTAL 358.51
CHECK 358.51

04/22/91 01 10:35 0001 6820

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08334

IDENTIF. T REFERENCE

APR 22 10 36 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 414842