Box 37
CSS

THIS INSTRUMENT PREPARED BY:
George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, TN 37203

BOOK 8336 PAGE 303

Address New Owners:	Send Tax Bills To:	Map/Parcel No.
150 4th Ave North Suite 300 Nashville, Tn. 37219	-SAME-	041-16-0-57

TRUSTEE'S DEED

WHEREAS, ROBERT B. HUFFINE and wife, ANNA A. HUFFINE, by Deed of Trust dated October 5, 1987, transferred and conveyed unto Union Title Company, Inc., Trustee, the property hereinafter described, said Deed of Trust being of record in Book 7373, page 372, Register's Office for Davidson County, Tennessee, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the holder of said indebtedness has accelerated the unpaid principal balance and has called upon the undersigned, as Trustee, to foreclose the said Deed of Trust; and

WHEREAS, prior to the sale of the property, Robert B. Huffine and wife, Anna A. Huffine, filed for bankruptcy relief in the United States Bankruptcy Court for the Middle District of Tennessee under Case No. 91-00549-GP3-7; and

WHEREAS, an Agreed Order of Abandonment and Relief from Stay has been entered in the afore-mentioned bankruptcy case on March 12, 1991, notice has been given to all interested parties and no objection has been made to the sale; and

WHEREAS, the undersigned, after due advertisement as required by law, as set forth in that Trustee's Sale and Foreclosure Notice, a copy of which is attached hereto as Exhibit "B", and as required by the terms of the Deed of Trust offered said property for sale at the South door of the Courthouse in Davidson County, Tennessee, pursuant to the terms of said Deed of Trust at Nashville, Tennessee on April 23, 1991, when and where Dominion Asset Management in Tennessee, Inc. became the last and highest bidder at the price of One Hundred Eighty Four Thousand Dollars ($184,000.00) Dollars, said bid being subject to all items set forth on Exhibit "C" attached hereto and incorporated herein by reference.

NOW, THEREFORE, I, Union Title Company, Inc., Trustee, in consideration of the premises and the sum of One Hundred Eighty Four Thousand Dollars ($184,000.00) Dollars, cash to me in hand paid, the receipt of which is hereby acknowledged, by these presents do hereby transfer and convey unto Dominion Asset Management in Tennessee, Inc., its heirs, successors, and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to Dominion Asset Management In Tennessee, Inc., its heirs, successors, and assigns, in as full and complete manner as the undersigned, in its capacity as Trustee, has the power to convey the same.

THE UNDERSIGNED, Union Title Company, Inc., Trustee, as trustee only, warrants the title to said property to Dominion Asset Management in Tennessee, Inc., its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the undersigned, Union Title Company, Inc., Trustee, has set its hand on this the 23rd day of April, 1991.

UNION TITLE COMPANY, INC.,
Trustee

BY: Hugh J. Bradley
TITLE: Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara L. Shenberger, a Notary Public of the State and County aforesaid, Hugh J. Bradley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of UNION TITLE COMPANY, INC., and is authorized by UNION TITLE COMPANY, INC. to execute this instrument on behalf of UNION TITLE COMPANY, INC.

Witness my hand, at office, this 23rd day of April, 1991.

Barbara L Shenberger
Notary Public
My commission expires: September 4, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $ 184,000.00 .

Dominion Asset Management in Tennessee, I
By: Robert J. Ernst, Vice President
AFFIANT

SUBSCRIBED and sworn to before me, this 23rd day of ~~March~~ April, 1991.

Barbara L Shenberger
Notary Public
My Commission Expires: September 24, 1994

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bellshire Estates, Section 5, of record in Plat Book 4595, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 173.7 feet and 26.3 feet on the northerly side of Tuckahoe Drive and extends back 293.3 feet on the westerly line and 284.0 feet on the easterly line to the rear on which it measures 200.0 feet.

BEING the same property conveyed to Robert B. Huffine and wife, Anna A. Huffine, by Deed from Huffine Electric Company, of record in Book 5668, page 943, Register's Office for Davidson County, Tennessee.

EXHIBIT "B" BOOK 8336 PAGE 307

TRUSTEE'S SALE AND FORECLOSURE NOTICE

Default having been made in the terms, conditions, provisions, and payments provided for in a certain Deed of Trust dated October 5 1987, to secure an indebtedness as described therein, executed by Robert B. Huffine and wife, Anna A. Huffine, to Union Title Company, Inc., Trustee, and recorded in Book 7373, page 273, Register's Office for Davidson County, Tennessee, and all of the secured indebtedness having become due and payable as provided in said Deed of Trust at the option of the lawful owner and holder of the same; and whereas, Robert B. Huffine and wife, Anna A. Huffine, filed a petition in Bankruptcy in the United States Bankruptcy Court for the Middle District of Tennessee under Docket No. 91-00549-GP3-7; and whereas, an Agreed Order of Abandonment and Relief from Stay was entered in that case on March 12, 1991, allowing the sale after notice to creditors; and whereas, notice to all creditors and parties in interest entitled to receive same has been given; and whereas, no objection to the entry of the Agreed Order has been received; I, Union Title Company, Inc., Trustee, 616 Marriott Drive, Nashville, Tennessee, acting upon the demand of Security Federal Savings and Loan Association of Nashville, the lawful owner and holder of said indebtedness, to foreclose said Deed of Trust by virtue of the power and authority vested in me as such Trustee, will, on

APRIL 23, 1991

at 11:00 o'clock a.m. at the South (Main) Door of the courthouse in Nashville, Davidson County, Tennessee, sell at public outcry to the highest bidder for cash (or credit upon the indebtedness secured if the lawful owner and holder thereof is the successful purchaser) free from the equity of redemption, statutory right of redemption, homestead, dower, curtesy, and all other rights and exemptions of every kind, which have been expressly waived in said Deed of Trust, the following described real property in Davidson County, Tennessee:

> LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bellshire Estates, Section 5, of record in Plat Book 4595, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 173.7 feet and 26.3 feet on the northerly side of Tuckahoe Drive and extends back 293.3 feet on the westerly line and 284.0 feet on the easterly line to the rear on which it measures 200.0 feet.

BEING the same property conveyed to Robert B. Huffine and wife, Anna A. Huffine, by Deed from Huffine Electric Company, of record in Book 5668, page 943, Register's Office for Davidson County, Tennessee.

This property has a street address of 1100 Tuckahoe Drive, Madison, Tennessee 37115.

Said sale is subject to the following:

1. 1991 Metropolitan Government of Nashville and Davidson County real property taxes, a lien, not yet due and payable;

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Any zoning ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee;

7. Title to that portion of the premises embraced within the bounds of any public roads or highways;

8. No warranty, express or implied, is made by the Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

9. Recorded Plat of record in Book 4595, page 40, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, a 50 foot minimum building setback line from Tuckahoe Drive, and a 25 foot easement for public utilities and drainage along the westerly line of said lot, and a utility anchor easement 2.5 x 25 feet located on the southeasterly corner of said lot.

NOTICE OF SALE PURSUANT TO UNIFORM COMMERCIAL CODE:

To the extent the foregoing Deed of Trust and Security Agreement constitutes a security agreement in personal property of Borrower or any successors in interest located upon or within the aforesaid real estate, such personal property shall be sold at public sale, together with the real estate hereinabove described in accordance with the rights and remedies of Lender in respect to said real estate, as provided for in Tenn. Code Ann.

Section 47-9-501(4). To the extent required, this Notice constitutes a notice pursuant to Article 9 of the Uniform Commercial Code as in effect in the State of Tennessee.

The Trustee, at his sole discretion, may at the time and place appointed above for the sale in order to accomplish the most advantageous sale and consequent discharge of his trust obligation under the circumstances, reserve the right to do any or all of the following:

1. By oral announcement, Trustee may elect to adjourn the sale to another time during regular business hours on a different day, but at the same place, so long as no potential purchaser is thereby precluded from placing a bid;

2. By oral announcement, Trustee may elect to delay the sale for a reasonable time during regular business hours, on the same day, to be continued at the same place at the announced time, in order to enable any bona fide bidder to determine and submit a bid, so long as no potential purchaser is thereby precluded from placing a bid; and/or

3. By oral announcement, Trustee may elect to sell the property in such lots, parcels, segments, or separate estates as may accomplish the most advantageous sale and consequent discharge of his or her trust obligation under the circumstances, and to this end Trustee may sell the property first in whole and then in part, and ultimately consummate the sale in whichever manner produces the most advantageous result.

THIS the 22nd day of March, 1991.

UNION TITLE COMPANY, INC., TRUSTEE

Insertion Dates:
March 28, April 4, and April 11, 1991.

7554 04/23 0101 03CHECK 632.20

ATTORNEY FOR TRUSTEE:

George R. Fusner, Jr.
White & Reasor
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

EXHIBIT "C"

ENCUMBRANCES

1. 1990 Metropolitan Government of Nashville and Davidson County real property taxes, a lien, presently due and payable;

2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey or inspection of the premises;

3. Easements or claims of easements not shown by public records;

4. Any and all unpaid taxes and special assessments;

5. Any and all restrictions, easements, set-back lines, deeds of trust, or other prior encumbrances of record, including rights of redemption of any governmental agency, state or federal;

6. Any zoning ordinance of the Metropolitan Government of Nashville and Davidson County, Tennessee;

7. Title to that portion of the premises embraced within the bounds of any public roads or highways;

8. No warranty, express or implied, is made by the Trustee or the holder of the indebtedness as to the condition of the property or the improvements located thereon;

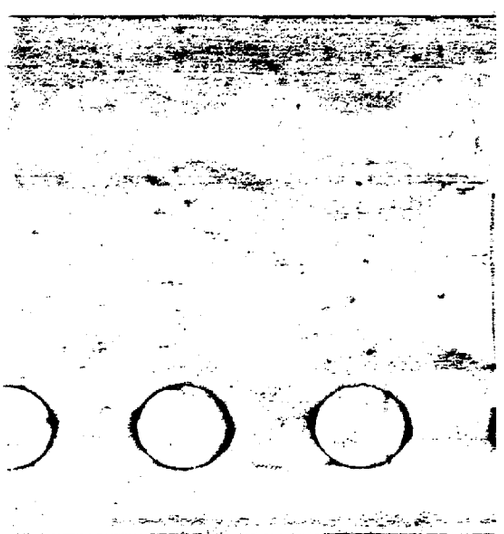
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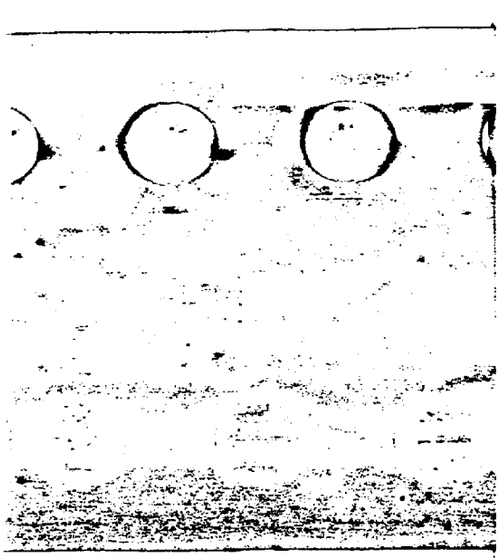
08970

IDENTIF. T REFERENCE

APR 23 3 46 PM '91

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8336 PAGE 311

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 184000.00
CON TX 607.20
PRFEE 1.00
WDEED 24.00
TOTAL ~~632.20~~
CHECK ~~632.20~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/23/91 01 15:46 0001 7554

08970

IDENTIF. REFERENCE

APR 23 3 46 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 415569