THIS INSTRUMENT PREPARED BY:
JAMES W. PRICE, JR.
SUITE 1230
FIRST AMERICAN CENTER
NASHVILLE, TN 37238-1230
TEL: 615/244-5772
FROM INFORMATION SUPPLIED BY THE PARTIES:

BOOK 8344 PAGE 867

ADDRESS NEW OWNER AS FOLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
J. Kevin Williams 2706 Eastland Avenue Nashville, TN 37206	Same	Map 083-00-0 Parcel 001.01

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer, is $68,000.00

SWORN to and subscribed before me this 3rd day of May, 1991.

Affiant

Notary Public

Commission Expires: 10-1-91

TRUSTEE'S DEED

WHEREAS, JAMES BARNETT, by Deed of Trust (the "Deed of Trust") dated the 17th day of August, 1990, of record in Book 8177, page 695, Register's Office for Davidson County Tennessee, conveyed to JAMES W. PRICE, JR., TRUSTEE, the hereinafter described real property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to ROBERT W. SMYTH; and

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

WHEREAS, the owner and holder of the Note demanded that the Trustee foreclose the Deed of Turst; and

WHEREAS, pursuant to instructions of the owner and holder, the 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 April 11, 1991, april 18, 1991, and April 25, 1991.

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder in cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 12:00 Noon, on May 3, 1991, and Kevin Williams (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property for the sum of Eleven Thousand Dollars ($11,000).

NOW, THEREFORE, James W. Price, Jr., in his capacity as Trustee, and not otherwise, for and in consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his successors, heirs and assigns, certain real property located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being part of Lot No. 7 on the Re-Subdivision of Lots Nos. 5, 6, 7 and 8, Caruthers Subdivision, as of record in Book 161, page 163, Register's Office, Davidson County, Tennessee, described according to a copy of a survey dated February 27, 1962, by Ernest Medlin, as follows:
>
> BEGINNING at a point in the easterly margin of Eastland Avenue, the northwest corner of the subject tract and the southwest corner of a tract conveyed to Thurman Spiva, by deed from C. H. Greer and wife, of record in Book 2795, page 225, said Register's Office; thence with Spiva's South line, South 78 deg. 29' East 180 feet to a point in

the West line of the property conveyed to James R. Knowles and wife, et al., of record in Book 3347, page 552, said Register's Office; thence with Knowles line, South 20 deg. 18' West 75 feet to Knowles' southwest corner; thence North 78 deg. 29' West 180.00 feet to a point in the easterly margin of Eastland Avenue; thence with said margin of said Avenue northeasterly 75 feet to the point of beginning. Together with an easement for sewer purposes as granted to Charles and Donna Hicks by Thurman Spiva by instrument of record in Book 4925, page 655 said Register's Office.

BEING the same property conveyed to JAMES W. PRICE, JR., TRUSTEE, by JAMES BARNETT, an unmarried person, by deed of trust of record in Book 8177, page 695, Register's Office for Davidson County, Tennessee.

This is improved property known as 2706 Eastland Avenue, Nashville, Tennessee 37206.

This conveyance is made subject to the following: 0125 05/03 0101 03CHECK 231.40

Deed of Trust of record in Book 6020, page 47, Register's Office for Davidson County, Tennessee, to Lomas and Nettleton Company in the principal amount of Fifty-Nine Thousand Dollars ($59,000) from Timothy Harris and wife, Sandra Harris, which note has been assumed by the Trustee's Grantor, and to any prior liens and restrictions, restrictive covenants and set back liens, if any, recorded in the Registers Office, and subject to all unpaid real estate taxes.

TO HAVE AND TO HOLD the aforesaid property free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virute of marriage, 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 Trustee, and not otherwise, has the power to convey the same. James W. Price, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 3rd day of May, 1991.

JAMES W. PRICE, JR., 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 bargainor, JAMES W. PRICE, JR., TRUSTEE, with whom I am personally acquainted, and who after being duly sworn acknowledged that he executed the within instrument for the reasons therein contained and that the statements contained therein are true and correct to the best of his information, knowledge and belief.

This 3rd day of May, 1991.

11724

IDENTIF. REFERENCE

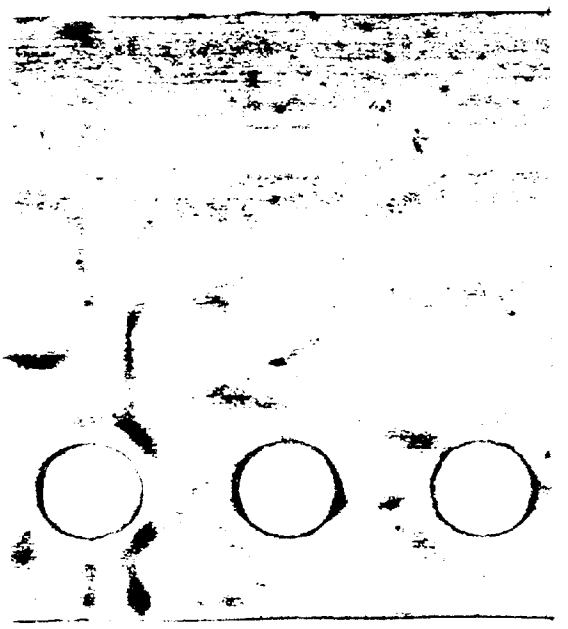
MAY 3 1 54 PM '91

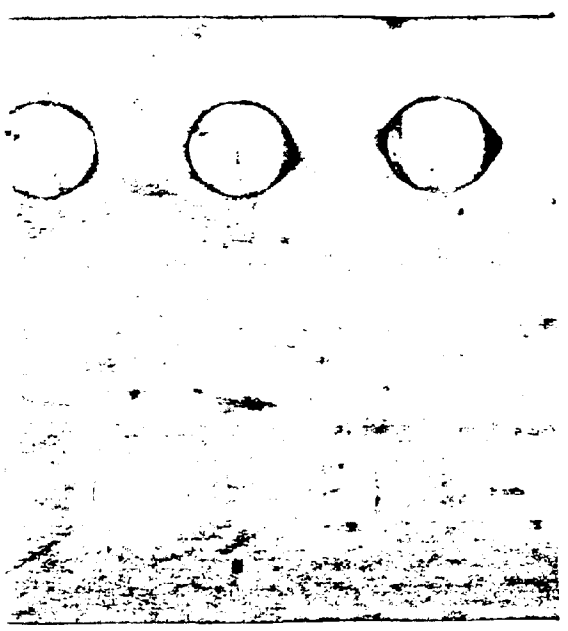
FELIX Z. DAVIDSON COUNTY TN.

Notary Public

My Commission Expires:

10-9-91





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8344 PAGE 809

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	68000.00
CON TX	224.40
PRFEE	1.00
WDEED	6.00
TOTAL	231.40
CHECK	231.40

05/03/91 01 13:54 0001 9025

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11724

IDENTIF. REFERENCE

MAY 3 1 54 PM '91

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 418676