THIS INSTRUMENT PREPARED BY: Frank H. Reeves, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
Suresh G. Dayal and	New Owner	97-8-23
Raman G. Dayal	4100 Helena Bay Court	4D 5945
4100 Helena Bay Court	Hermitage, TN 37076	
Hermitage, TN 37076		

SUCCESSOR TRUSTEE'S DEED

5232 05/24 0101 03CHECK 353.50

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated November 23, 1976, executed by George R. Casey and wife, Judith Ann Casey, which is recorded in Book 5090, Page 986, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8238, Page 165, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, Guaranty Title Company, Successor Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 10:00 a.m., Saturday, May 4, 1991, at the property location of 4100 Helena Bay Court, Davidson County, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, an authorized representative of Guaranty Title Company, Successor Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Five Thousand and no/100 ($105,000.00) Dollars by Suresh G. Dayal and Raman G. Dayal and said property was knocked off and sold to Suresh G. Dayal and Raman G. Dayal.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Five Thousand and no/100 ($105,000.00) Dollars cash in hand paid by Suresh G. Dayal and Raman G. Dayal, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to Suresh G. Dayal and Raman G. Dayal, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 257 on the Plan of Lake Park, Section 8, as of record in Book 4885, Page 184, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> BEING the same property conveyed to George R. Casey and wife, Judith Ann Casey by deed from Joyce Construction Company, Inc., of record in Book 5090, Page 984, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following: 1991 taxes which were prorated as of date of deed; restrictive covenants as set out in instrument of record in Book 5063, page 375 Register's Office for Davidson County, Tennessee; plan of record in Book 4885, page 184 said Register's Office; and any and all matters not of public record.

\cj\casey.ded

This is improved property known as 4100 Helena Bay Court, Hermitage, Tennessee 37076.

And Guaranty Title Company covenants with the said Suresh G. Dayal and Raman G. Dayal, that it is lawfully seized and possessed of said real and personal property as Successor Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real property to Suresh G. Dayal and Raman G. Dayal their heirs and assigns, against the lawful claims of any persons claiming by or through it as Successor Trustee, but no further or otherwise; it being its intention only to convey to Suresh G. Dayal and Raman G. Dayal no greater title in the subject real property than it received as Successor Trustee.

WITNESS my hand this 24th day of May, 1991.

16978

IDENTIFICATION REFERENCE

May 24 3 22 PM '91

GUARANTY TITLE COMPANY
(Successor Trustee)

By: Alison G. Lucas, V.P.
Alison G. Lucas, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Alison G. Lucas, with whom I am personally acquainted, and who acknowledged herself to be Vice President of Guaranty Title Company and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 24th day of May, 1991.

Carla K. Jarrell
NOTARY PUBLIC

My Commission Expires:

January 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $105,000.00.

Alison G. Lucas
Affiant

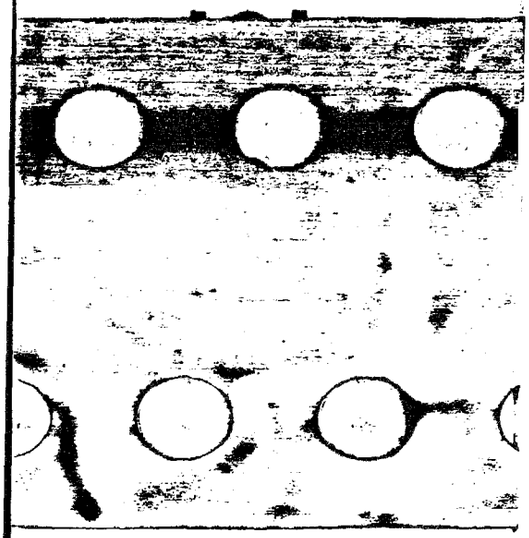
Subscribed and sworn to before me, this the 24th day of May, 1991.

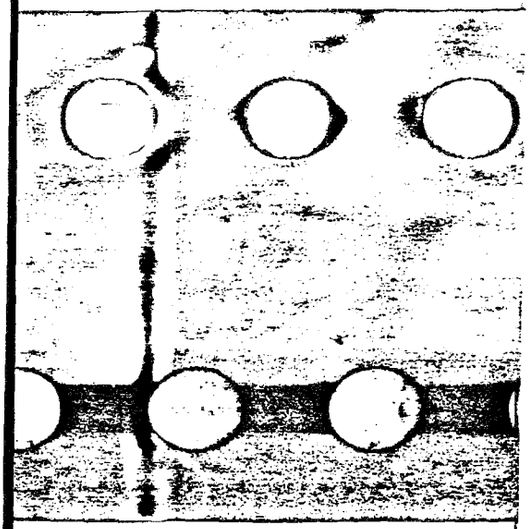
Carla K. Jarrell
Notary Public

My Commission Expires:

January 11, 1992

\cj\casey.ded





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8359 PAGE 292

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 105000.00
CON TX 346.50
~~PRFEE~~ 1.00
~~WDEED~~ 6.00
TOTAL 353.50
CHECK 353.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/24/91 01 15:25 0001 5232

16978

IDENTIFICATION REFERENCE

MAY 24 3 22 PM '91

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

No. 424795