Box 43

TRUSTEE'S DEED

This instrument prepared by:
Adams, Taylor, Philbin, Pigue & Marchetti
One Union Street
Nashville, Tennessee 37201

BOOK 8373 PAGE 70

Michael J. Philbin,
Successor-Trustee

to

First Interstate Mortgage Company
245 South Los Robles Avenue
Pasadena, California 91109
SEND TAX BILLS HERE
NO MORTGAGEE

Map #136-13
Parcel #143
Field Book #02DX 01259

WHEREAS, Jesse W. Klapheke and wife, Theresa A. Klapheke executed a deed of trust on the 3rd day of March, 1988, which was recorded in Book 7485, Page 804, Register's Office of Davidson County, Tennessee, conveying to TFM, Inc., a Corporation, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 8340, Page 136, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Danny W. Morris and wife, Patty L. Morris in a Deed of record in Book 7823, Page 822, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: June 10, 1991 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash and in bar of all equities of redemption, homestead, dower and all other rights and exemptions of every kind, all of which were hereby expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, First Interstate Mortgage Company, being the highest and best bidder at said sale with a bid of SIXTY ONE THOUSAND FIVE HUNDRED THIRTY FOUR AND NO/100 DOLLARS ($61,534.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY ONE THOUSAND FIVE HUNDRED THIRTY FOUR AND NO/100 DOLLARS ($61,534.00), paid by First Interstate Mortgage Company, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto First Interstate Mortgage Company, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 3 on the Plan of Park Dale Subdivision of record in Plat Book 6200, Page 597, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Jesse W. Klapheke and wife, Theresa A. Klapheke, by deed of record in Book 7485, Page 801, and subsequently conveyed to Danny W. Morris and wife, Patty L. Morris, by deed of record in Book 7823, page 822, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2717 Park Dale Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said First Interstate Mortgage Company, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to First Interstate Mortgage Company, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 10th day of June, 1991.

Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

3307 06/12 0101 03CHECK 209.95

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who 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 June, 1991.

NOTARY PUBLIC

My Commission Expires: May 20, 1992

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $61,534.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: May 20, 1992

2177

RECEIVED FOR REFERENCE

JUN 12 2 32 PM '91



OFFICIAL RECEIPT

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

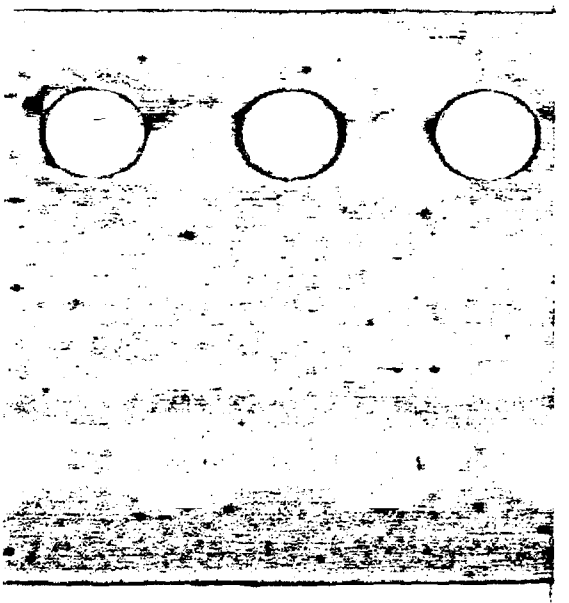
RECEIVED OF _____

FOR _____

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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	61534.00
CON TX	202.95
PRFEE	1.00
WDEED	6.00
TOTAL	209.95
CHECK	209.95

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/12/91 01 14:33 0001 3307

2177.7

IDENTIFICATION REFERENCE

JUN 12 2 32 PM '91

No. 430360