Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
101 Cumberland Avenue, Suite 100
Madison, Tennessee 37116

New Owner:	Send Tax Bill To:	Map/Parcel No.
Randall W. Sanders et ux, Virginia W. Sanders 1306 Knox Valley Drive Brentwood, TN 37027	Same	118-7 Parcel 124

TRUSTEE'S DEED

WHEREAS, by Deed of Trust for Wrap Around Mortgage dated April 19, 1990, of record in Book 8093, Page 288, Register's Office for Davidson County, Tennessee, **MICHAEL V. HOLMES** and wife, **PATRICIA R. HOLMES**, conveyed the property hereinafter described to William D. Castleman, Trustee, to secure the payment of the indebtedness therein mentioned and described; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust for Wrap Around Mortgage, and **RANDALL W. SANDERS and wife, VIRGINIA W. SANDERS**, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred upon the undersigned Trustee by said Deed of Trust for Wrap Around Mortgage, and to sell the hereinafter described property; and

WHEREAS, pursuant to the terms and conditions of said Deed of Trust for Wrap Around Mortgage, I, William D. Castleman, Trustee, gave notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on June 13, 1991, June 20, 1991 and June 27, 1991, respectively; and,

WHEREAS, pursuant to said notice, I, William D. Castleman, Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right of equity of redemption and homestead, on Wednesday, July 3, 1991, at the front steps of the Courthouse in Nashville, Davidson County, Tennessee; and,

WHEREAS, at said sale, **RANDALL W. SANDERS and wife, VIRGINIA W. SANDERS**, were the highest and best bidder, in the amount of ONE HUNDRED THOUSAND AND NO/100 ($100,000.00) DOLLARS.

NOW THEREFORE, in consideration of the premises, I, **WILLIAM D. CASTLEMAN, TRUSTEE**, have bargained and sold, and by these presents do transfer and convey unto the said **RANDALL W. SANDERS and wife, VIRGINIA W. SANDERS**, their heirs or assigns, the following described property in Davidson County, Tennessee, to-wit:

> BEING Lot No. 15 of Block "B" on the Map of Berry Hill Gardens, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee.
>
> SAID Lot No. 15 fronts 93.76 feet on the easterly side of West Iris Drive and runs back between lines 179.6 feet on the northeasterly line, 145 feet on the southwesterly line, to a dead line in the rear on which it measures 53 feet.
>
> Being the same property conveyed to **MICHAEL V. HOLMES and wife, PATRICIA R. HOLMES by deed from RANDALL W. SANDERS and wife, VIRGINIA W. SANDERS of record in Book 8093, Page 285, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said **RANDALL W. SANDERS and wife, VIRGINIA W. SANDERS**, their heirs or assigns, forever.

I, WILLIAM D. CASTLEMAN, TRUSTEE, under and pursuant to said Deed of Trust for Wrap Around Mortgage of record in Book 8093, Page 288, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said **RANDALL W. SANDERS and wife, VIRGINIA W. SANDERS**, their heirs or assigns, all rights, title and interest in and to said land vested in me,

and which I have a right to transfer and convey, in as full and ample manner as I, as Trustee, under said Deed of Trust for Wrap Around Mortgage can or should do, but no further or otherwise.

IN WITNESS WHEREOF, I have hereunto set my hand at Madison, Tennessee, this the 3rd day of July, 1991.

William D. Castleman

WILLIAM D. CASTLEMAN, 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 **WILLIAM D. CASTLEMAN, 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 foregoing instrument, as Trustee, for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 3rd day of July, 1991.

Kathy J Byers

Notary Public

KATHY J. BYERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is $100,000.00.

Judy G. Utley

Affiant

SWORN to and subscribed before me, this 8th day of July, 1991.

Kathy J Byers

Notary Public

KATHY J. BYERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

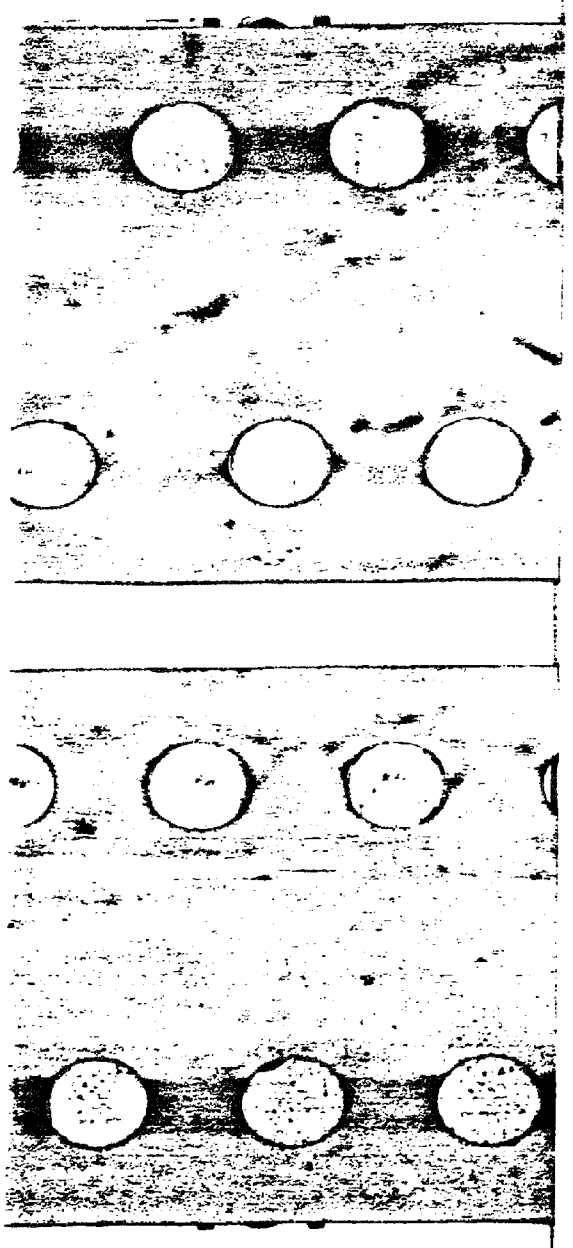
My Commission Expires: 11/27/93

4107 07/23 0101 03CHECK 380.00

32904

IDENTIFICATION

Jul 23 2 01 PM '91



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8403 PAGE 413

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	100000.00
			CON TX	370.00
			PRFEE	1.00
			WDEED	9.00
			TOTAL	380.00
			CHECK	380.00
07/23/91	01	14:02 0001	4107	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32904

IDENTIFICATION REFERENCE

Jul 23 2 02 PM '91

No. 443083