THIS INSTRUMENT PREPARED BY: Eric V. Helmers, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
Anne R. Dale, a single person 515 Almonte Court Nashville, TN 37215	New Owner 515 Almonte Court	Map 131-5C Parcel 515

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated March 3, 1989, executed by H.S. Jackson and wife, Carol B. Jackson, to Guaranty Title Company, Trustee, which is recorded in Book 7787, Page 248, 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, Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, Friday, June 28, 1991, at the front door of the Davidson County Courthouse, 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 Thirty Seven Thousand Dollars (&137,000.00) by Anne R. Dale, a single person and said property was knocked off and sold to Anne R. Dale, a single person.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Thirty Seven Thousand Dollars ($137,000.00) cash in hand paid by Anne R. Dale, a single person, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to Anne R. Dale, a single person, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

A part of the Hillsborough Condominium tract as shown on a plat of record in Book 6250, page 699, Register's Office for Davidson County, Tennessee, said part hereby conveyed being:

Unit 515 on the said section plat, as shown in and described by the Master Deed establishing a Horizontal Property Regime with respect to the Hillsborough Condominiums, including the Plan and the Administrative By-Laws thereunto attached and exhibited of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in said Master Deed, Plan and Administrative By-Laws, including without limitation such unit's undivided percentage interest in the land and general common elements.

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Being the same property conveyed to H.S. Jackson and wife, Carol B. Jackson by deed from First American National Bank, Nashville, Tennessee, of record in Book 7787, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1991 property taxes which were prorated as of date of deed; Subject to Master Deed, Plan and the Administrative By-Laws of record in Book 6822, page 721; all matters as set out in Plan of record in Book 6250, page 699; restrictive covenants of record in Book 6566, page 4 and Book 6674, page 583; easements of record in Book 4377, page 710; 4403, page 627; storm water detention agreement of record in Book 6702, page 330; sewer line conveyance deed of record in Book 6303, page 601; sanitary sewers and/or storm drainage easement of record in Book 6803, page 601; and Book 4161, page 814; deed to Metro for water main of record in Book 7681, page 534; rights of other in and to the common elements; and any and all other liens, whether or not of record.

And Guaranty Title Company covenants with the said Anne R. Dale, a single person, 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 and personal property to Anne R. Dale, a single person, 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 no greater title in the subject real property than it received as Successor Trustee.

Witness my hand this 28th day of June, 1991.

3 3 7. 3 7.

IDENTIFICATION REFERENCE

JUL 25 3 22 PM '91

PICK-UP

GUARANTY TITLE COMPANY
(Successor Trustee)

By: _____
Eric V. Helmers
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, **Eric V. Helmers**, with whom I am personally acquainted, and who acknowledged himself to be Vice President of Guaranty Title Company and that he 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 himself as Vice President.

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Witness my hand and seal at Nashville, Tennessee, this 28th day of June, 1991.

Carla K. Jarrell
NOTARY PUBLIC

My Commission Expires:
1-11-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $137,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of June, 1991.

Carla K. Jarrell
Notary Public

My Commission Expires:
1-11-92

5065 07/25 0101 03CHECK 516.90

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OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8405 PAGE 468

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 137000.00
CON TX 506.90
PRFEE 1.00
WDEED 9.00
TOTAL 516.90
CHECK 516.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/25/91 01 15:23 0001 5065

3372.37

IDENTIFT REFERENCE

JUL 25 3 22 PM '91

FELIX Z. WILSON, REGISTER

No. 444037