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THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
3813 Cleghorn Avenue
Nashville, Tennessee 37215
File Box No. 9

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Alan Abrams c/o Spain Enterprises 1108 Battlewood Street Franklin, Tennessee 37064	SAME	Map 43-10-A Parcel 50 C0

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Nancy Lee Larsh, by Deed of Trust (the "Deed of Trust") dated December 21, 1984, of record in Book 6461, page 831, Register's Office for Davidson County, Tennessee, conveyed to Greg Hardeman, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"), said Note being held and owned by Alan Abrams; and

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

WHEREAS, Alan Abrams demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, F. B. Murphy, Jr. was duly appointed as Successor Trustee in the place and stead of Greg Hardeman, Trustee, said appointment being set forth in Book 8439, page 2, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to the instructions of Alan Abrams, the Successor 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 September 5, 12. 16 and 26, 1991; and

WHEREAS, The Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, October 4, 1991, and Alan Abrams (hereinafter "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Fourteen Thousand and 00/100 Dollars ($14,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Successor Trustee, and not otherwise, for and in the 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 heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Unit No. C-51 (104) on the plat of Madison Park Condominiums, said plat being of record in Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy Lee Larsh by deed from Madison Park Associates, Ltd., of record in Book 5623, page 838, said Register's Office.

This is improved property known as Unit C-51, 555 Dupont Avenue, Madison, Tennessee..

This conveyance is made subject to any and all unpaid taxes that may be a lien against the property; restrictive covenants, easements and set-back lines; any and all redemption rights that exist, including the right of redemption of any government agency; and any and all other prior liens or encumbrances.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same. F. B. Murphy, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors 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 Successor Trustee's Deed on the 4th day of October, 1991.

F. B. MURPHY, JR., SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., Successor Trustee, the within named 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, this 4th day of October, 1991.

NOTARY PUBLIC

My Commission Expires: 7/25/94

CATHY LINEBAUGH NOTARY PUBLIC AT LARGE STATE OF TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $14,000.00.

J. B. Murphy Jr.
AFFIANT

Sworn to and subscribed before me this 4th day of August, 1991.

Cathy Lineburgh
NOTARY PUBLIC

My Commission Expires: 7/23/94

CATHY LINEBURGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0814 10/07 0101 03CHECK 61.80

5.2599

IDENTIFICATION

OCT 7 10 55 AM '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 TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	14000.00
CON TX	51.80
PRFEE	1.00
WDEED	9.00
TOTAL	61.80
CHECK	61.80

10/07/91 01 10:57 0001 0814

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.25599

IDENTIFICATION

OCT 7 10 55 AM '91

No.465613