5.9 7.3.7.

IDENTIFICATION REFERENCE

NOV 5 11 20 AM '91

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.
Scott P. Birmingham 6109 Robin Hill Road Nashville, Tennessee 37205	SAME	Map 131-2-A Parcel 89 CO

TRUSTEE'S DEED BOOK 8479 PAGE 558

WHEREAS, Manous R. Bracey, III, by Deed of Trust (the "Deed of Trust") dated February 6, 1989, of record in Book 7768, page 119, Register's Office for Davidson County, Tennessee, conveyed to John V. Adams, 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 Scott P. Birmingham; and

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

WHEREAS, Scott P. Birmingham 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, pursuant to the instructions of Scott P. Birmingham, the 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 October 3, 10 and 17, 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 Thursday, October 31, 1991, and Scott P. Birmingham (hereinafter "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Forty Two Thousand and 00/100 Dollars ($42,000.00).

NOW, THEREFORE, John V. Adams, in his capacity as 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:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-16 on the plan of Hobbs House Condominium Apartments, or record in Book 4595, page 74 and amended in Book 5200, page 54, Regisyer's Office for said County.

Being the same property conveyed to Manous R. Bracey, III by deed from Scott P. Birmingham, of record in Book 7768, page 116, said Register's Office.

This is improved property known as Unit M-16, 2116 Hobbs Road, Nashville, Tennessee 37215.

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 Trustee, and not otherwise, has the power to convey the same. John V. Adams, as Trustee, and not otherwise, warrants the title to said property to the Grantee, his 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 Trustee's Deed on the 31st day of October, 1991.

John V. Adams, Trustee

JOHN V. ADAMS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

6622 11/05 0101 03CHECK 162.40

Personally appeared before me, the F. B. Murphy, Jr., a Notary Public in and for said county and state, John V. Adams, 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 31st day of October, 1991.

F. B. Murphy, Jr.

NOTARY PUBLIC

F. B. MURPHY JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $42,000.00.

John V. Adams

AFFIANT

Sworn to and subscribed before me this 31st day of October, 1991.

F. B. Murphy, Jr.

NOTARY PUBLIC

F. B. MURPHY JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-27-93

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

RECEIVED OF _____

FOR _____

BOOK 8479 PAGE 560

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 42000.00
CON TX 155.40
PRFEE 1.00
WDEED 6.00
TOTAL 162.40
CHECK 162.40

11/05/91 01 11:21 0001 6622

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.9.7.3.7.

IDENTIFICATION REFERENCE

Nov 5 11 20 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 473768