This instrument prepared by:
Eva M. Lemeh
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

BOOK 8487 PAGE 644

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Third National Bank in Nashville 201 Fourth Avenue, North Nashville, TN 37219	Same	136-11-70 Field Book No.: 02DX-01112

TRUSTEE'S DEED

This instrument made and entered into on this the 15th day of November, 1991, by Cynthia N. Sellers, Trustee (hereinafter referred to as "Trustee").

WHEREAS, by that certain Tennessee Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated as of December 14, 1987, of record in Book 7427, page 821, Register's Office for Davidson County, Tennessee (the "Deed of Trust"), Audie J. Johnson, as sole proprietor, and Audie J. Johnson, individually, for A. J. Johnson Construction Co., a sole proprietorship composed of Audie J. Johnson, conveyed to the Trustee, certain real property to secure repayment of certain debts and obligations described therein (the "Indebtedness"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness declared the Deed of Trust and the Indebtedness to be in default, and notice was given of such default to A. J. Johnson Construction Co., in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, Third National Bank in Nashville ("TNB"), directed the Trustee to sell one of the lots described in the Deed of Trust, more specifically Lot 12, Priest Lake Park, Section 9 ("Lot 12"),

which was held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published as provided in the Deed of Trust in The Nashville Record that Lot 12 would be sold at 11:00 o'clock a.m. on Friday, November 15, 1991, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on October 24, 1991, October 31, 1991 and November 7, 1991, and sent a copy of such notice to A. J. Johnson Construction Co., and following such notice the default was not cured; and

WHEREAS, the Trustee at the time, place and date specified in said notices offered Lot 12 for sale, and after opening the floor for competitive bids, sold Lot 12 to Third National Bank in Nashville, at the price of $98,000, this being the highest, last and best bid.

NOW, THEREFORE, I, Cynthia N. Sellers, Trustee as aforesaid, in consideration of the premises and the sum of $98,000, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Third National Bank in Nashville, its successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 12 of Priest Lake Park, Section 9, of record in Book 6900, page 452, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to A. J. Johnson Construction Company by Deed from Charles S. Wells, Jr. and wife, Johnnie Elizabeth C. Wells, of record in Book 7427, page 818, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the equity of redemption and all other rights of redemption, statutory or otherwise (including, without limitation, those rights of redemption contained in Tennessee Code Annotated

Section 66-8-101, et seq.), homestead, dower, elective share, rights of appraisement or valuation, and all other rights and exemptions of every kind, as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, encumbrances, taxes, etc., including, but not limited to, the following:

(1) Any and all unpaid ad valorem taxes.

(2) Metro taxes for 1991, $1,024.53, Due.

(3) Delinquent Metro Taxes for 1990, $1,024.53, plus penalty, interest and costs, Due; 1989, $775.32, plus penalty, interest and costs, Due; 1988, $136.50 and $319.41, plus penalty, interest and costs, Due.

(4) The Plan of record in Book 6900, page 452, said Register's Office, which shows an Owner's Certificate.

(5) Restrictive covenants contained in an instrument of record in Book 7422, page 183, said Register's Office.

(6) Title to that portion of the premises lying within the bounds of any roads, streets, highways, easements and rights-of-way.

(7) Such easements and restrictions as may be applicable.

(8) Any rights of redemption or otherwise held by any taxing authority.

(9) Rights or claims of parties in possession.

(10) Any and all other matters, including without limitation, liens, encumbrances, easements, restrictions, building lines, defects, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the property herein conveyed.

WITNESS the signature of the Trustee on this the day and date first above written.

Cynthia N. Sellers, Trustee

Cynthia N. Sellers, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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Before me, Jamara W. Fogarty, a Notary Public of the State and County aforesaid, personally appeared Cynthia N. Sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 15th day of November, 1991.

Jamara W. Fogarty
Notary Public

My commission expires: 9-16-95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 98,000.00.

Affiant

Subscribed and sworn to before me this the 15th day of November, 1991.

Jamara W. Fogarty
Notary Public

My commission expires: 9-16-95

0219 11/18 0101 03CHECK 375.60

6.27.41

NOV 18 11 32 AM '91

6857Z/11-15-91



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

RECEIVED OF _____

FOR _____

BOOK 8487 PAGE 648

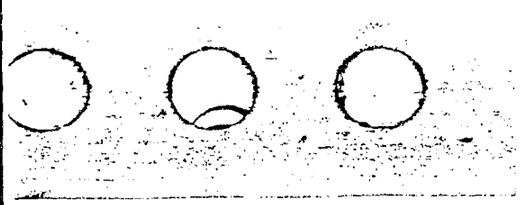
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WC WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 98000.00
CON TX 362.60
PRFEE 1.00
WDEED 12.00
TOTAL 375.60
CHECK 375.60

11/18/91 01 11:34 0001 0219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



6. 2 7. 4. 1.

IDENTIFICATION

Nov 18 11 32 AM '91

No. 477311