File Box 16 (DBS)

BOOK 8496 PAGE 820

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
DEKALB COUNTY BANK & TRUST COMPANY	SAME	83-7-281
PO BOX 337		15DA 48780
ALEXANDRIA, TN. 37012		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated July 18, 1989, executed by Deborah R. Dunn to Robert A. Anderson, Trustee, of record in Book 7893, page 707, Register's Office for Davidson County, Tennessee; and

WHEREAS, DeKalb County Bank & Trust Company, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7893, page 707, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester, III and Marshall L. Hix as Substitute Trustees by an instrument of record in Book 8417, page 671, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester, III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:15 P.M., prevailing time on Wednesday, September 11, 1991, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold 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 which may be a lien against said property; and

65498

Nov 27 3 57 PM '91

3393 11/27 0101 030HECK 256.50

BWRDM407

WHEREAS, pursuant to the terms of the Deed of Trust and the Foreclosure Sale Notice, Sam J. McAllester, III, Substitute Trustee, appeared at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee at 12:15 p.m. prevailing time on Wednesday, September 11, 1991, and announced that due to the filing of the bankruptcy petition, the foreclosure sale was adjourned, continued and reset for Wednesday, October 16, 1991, at 12:15 p.m. prevailing time, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, pursuant to the Notice of Adjournment, Continuance and Rescheduling of Foreclosure Sale, Sam J. McAllester, III, Substitute Trustee appeared at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee at 12:15 P.M. prevailing time on Wednesday, October 16, 1991 and announced that the automatic stay had not been terminated, annulled or modified and, therefore, the foreclosure sale was adjourned, continued and reset for Wednesday, November 20, 1991 at 12:15 P.M. prevailing time, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee; and

WHEREAS, on November 6, 1991, a final hearing was held in the United States Bankruptcy Court for the Middle District of Tennessee on the Motion of DeKalb County Bank & Trust Company for relief from the automatic stay of 11 U.S.C. §362. Upon conclusion of the hearing, the Honorable George C. Paine, II, United States Bankruptcy Judge found that there was no equity in the real property and that the property was not necessary to an effective reorganization and accordingly by Order entered November 13, 1991, DeKalb County Bank & Trust Company was granted relief from the automatic stay of 11 U.S.C. §362 and allowed and authorized to proceed to realize upon its collateral and the Chapter 7 Interim Trustee abandoned the real property from the bankruptcy estate; and

WHEREAS, pursuant to the Second Notice of Adjournment, Continuance and Rescheduling of Foreclosure Sale, Sam J. McAllester, III, Substitute Trustee, appeared at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee at 12:15 P.M. prevailing time on Wednesday, November 20, 1991 and announced that by Order entered November 13, 1991, DeKalb County Bank had been granted relief from the automatic stay of 11 U.S.C. §362 and the Chapter 7 Interim Trustee had abandoned the real property from the bankruptcy estate and at the request of DeKalb County Bank & Trust Company, the sale had been adjourned, continued and reset for Wednesday, November 27, 1991 at 12:15 P.M. prevailing time at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee.

BWRDM407

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of SIXTY FIVE THOUSAND AND NO/100 ——— Dollars ($ 65,000.00) by DEKALB COUNTY BANK & TRUST COMPANY (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of SIXTY FIVE THOUSAND AND NO/100 ——— Dollars ($ 65,000.00) cash in hand paid by the Grantee, Sam J. McAllester, III, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in the 11th, formerly 18th Civil District of Davidson County, Tennessee, being marked "Cooper" and shown on the plan of Rolling Acres Subdivision, as of record in Book 1130, Page 34, Register's Office for said county, on the south side of Eastland Avenue opposite Powers Avenue and described as follows:
>
> Beginning on the southerly margin of Eastland Avenue, formerly Vaughn Pike, 1573 feet westerly from the center of Riverside Drive, or Boulevard, and 407 feet east of the northwest corner of a tract of 105 acres known as the Maney Tract conveyed to G.N. Tillman and wife, by the Nashville Trust Company, in 1897, by deed of record in Book 207, page 108 Register's Office for said county, being also the northeast corner of a lot conveyed by G.N. Tillman and wife, to Geo. M. Thomas. of record in Book 655, page 144, said Register's Office; running thence eastwardly with the southerly margin of said Eastland Avenue 100 feet; thence southwardly parallel to the east line of the said lot of Geo. M. Thomas, 200 feet to an alley; thence westwardly parallel with the said Eastland Avenue 100 feet to Thomas' east line; thence northwardly with the said last named line 200 feet to the beginning.
>
> Being the same property conveyed to Deborah R. Dunn by Substitute Trustee's Deed of record in Book 7868, page 781, and later re-recorded at Book 7889, page 621, Register's Office for Davidson County, Tennessee.

Said property is known as 2104 Eastland Avenue, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute 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 same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 27th day of November, 1991.

Sam J. McAllester, III
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dana B. Smith, a Notary Public for the state and county aforesaid, Sam J. McAllester, III, Substitute Trustee, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of November, 1991.

Dana B. Smith
NOTARY PUBLIC

My Commission Expires: 5/20/92

NOTARY PUBLIC AT LARGE

BWRDM407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 65,000.00 .

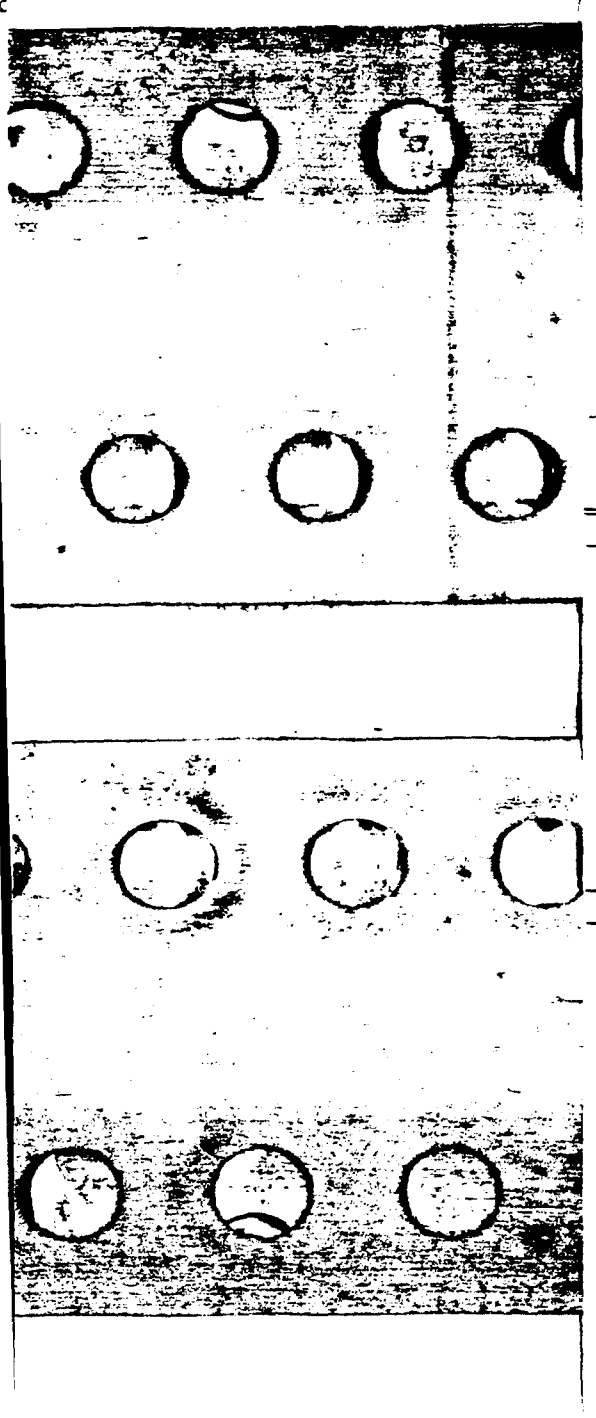
AFFIANT

Subscribed and sworn before me on this 27th day of November, 1991.

NOTARY PUBLIC

My Commission Expires: 5/20/92

BWRDM407



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8496 PAGE 825

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 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 15.00
TOTAL 256.50
CHECK 256.50

11/27/91 01 15:59 0001 3395

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.5498

IDENTIFI REFERENCE

Nov 27 3 57 PM '91

FELIX Z. WILSON, II REGISTER

No. 480451