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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.:
James Hudgins and Barbara Hudgins	SAME	108-12-5
7932 Horn Tavern Road		03D 73938
Fairview, Tennessee 37062		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated December 17, 1986, executed by Douglass Fisher Green and wife, Teresa B. Green, to Gayle T. Moyer, Trustee, of record in Book 7074, page 489, Register's Office for Davidson County, Tennessee; and

WHEREAS, James Hudgins and wife, Barbara Hudgins, the owners and holders of the indebtedness secured by said Deed of Trust of record in Book 7074, page 489, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Marshall L. Hix and David J. Hill as Substitute Trustees by an instrument of record in Book 8475, page 22, 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, David J. Hill, 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 12:00 o'clock Noon, prevailing time on Tuesday, January 7, 1992, 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

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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 Forty Thousand and 00/100 Dollars ($40,000.00) by James Hudgins and wife, Barbara Hudgins (hereinafter jointly 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 Forty Thousand and 00/100 Dollars ($40,000.00) cash in hand paid by the Grantee, David J. Hill, 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:

> A certain tract or parcel of land situated in Davidson County, Tennessee,and being Lot No. 15A on the Zone Lot Division of Lots 14 and 15, Trailwood Subdivision, of record in Plat Book 6950, page 139, Register's Office of Davidson County, Tennessee, to which plan reference is herein made for a more accurate and complete description of the subject property.
>
> Being the same property conveyed to Douglass Fisher Green and wife, Teresa B. Green, by deed from James Hudgins and wife, Barbara Hudgins, of record in Book 7074, page 486, Register's Office of Davidson County, Tennessee.

Said property is known as 3243 Elm Hill Pike, 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 7th day of January, 1992.

David J. Hill, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Renee D. Gentry, a Notary Public for the state and county aforesaid, David J. Hill, 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 7th day of January, 1992.

NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: March 26, 1994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

5318 01/08 0101 03CHECK 158.00

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

AFFIANT

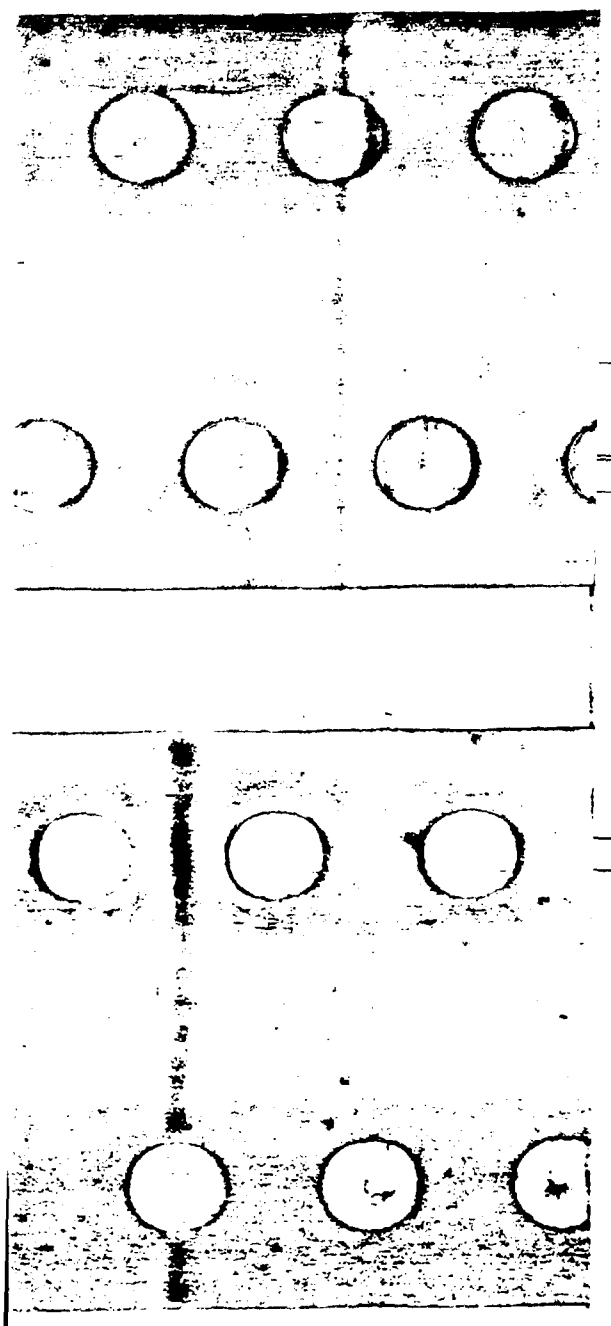
Subscribed and sworn before me on this 7th day of January, 1992.

NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE STATE OF TENN.

My Commission Expires: March 26, 1994

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8524 PAGE 855

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	40000.00
CON TX	148.00
PRFEE	1.00
WDEED	9.00
TOTAL	158.00
CHECK	158.00

01/08/92 01 15:26 0001 5318

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5333

IDENTIFICATION REFERENCE

JAN 8 3 25 PM '92

FELIX Z. WILSON, II

No. 491744