This Instrument Prepared By:
CHARLES F. FRAZIER
Attorney at Law
300 James Robertson Parkway
Nashville, TN 37201

BOOK 8530 PAGE 981

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL
Margaret C. Swift P. O. Box 562 Goodlettsville, TN 37070	Same	018-08 46, 74,75 76 & 77

TRUSTEE'S DEED

THIS INSTRUMENT made and entered into on the 17th day of January, 1992, by and between CHARLES F. FRAZIER, Trustee, Party of the First Part, and MARGARET C. SWIFT, Party of the Second Part:

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated the 4th day of November, 1988, of record in the Register's Office for Davidson County, Tennessee, in Book, 7696, Page 944, Horsetooth Properties, Inc. transferred the hereinafter described real estate to a Trustee in order to secure a certain indebtedness; and

WHEREAS, at the request of the holder of said indebtedness, I, Charles F. Frazier, Trustee, under and by virtue of the powers vested in me as such Trustee and said Deed of Trust advertised the real estate as required by law, and by the terms of said deed by giving 3 weeks notice by three (3) weekly publications in the Nashville Record, Nashville, Tennessee, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of equities of redemption, dower, and homestead as provided in said deed and subject to all restrictions of record, all unpaid taxes, and all other prior liens of record.

Pursuant to said advertisement, on Friday, January 17, 1992, at 12:00 Noon, at the front door of the Courthouse in Nashville, Tennessee, I, Charles F. Frazier, Trustee, offered

7.7.598

IDENTIFICATION REFERENCE

JAN 17 1 05 PM '92

PICK-UP

for sale at public auction to the highest and best bidder the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in the deed, and subject to all restrictions of record, all unpaid taxes, and all other prior liens of record, at which time after receiving bids, sold said property to Margaret C. Swift at the price of $685,000.00, this being the highest, best and last bid.

NOW, THEREFORE, in consideration of the premises, I, CHARLES F. FRAZIER, Trustee, do hereby sell, transfer and convey to MARGARET C. SWIFT, in fee simple and in bar of equities above mentioned, and subject to all restrictions of record, all unpaid taxes and all prior liens of record, the following described real estate, to-wit:

> BEING Lot Number (s) 2, 3, 4, 5 & 6 on the Plan of MANSKER HEIGHTS COMMERCIAL LOTS, of record in Plat Book 4675 at page 117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> BEING the same property conveyed to Horsetooth Properties, Inc. from Margaret C. Swift by deed of record in Book 7696, page 941, Register's Office for Davidson County, Tennessee.

I, Charles F. Frazier, Trustee, convey to Margaret C. Swift, all the rights conveyed to me as such Trustee, including such covenants of warranties as such Trustee may lawfully make, all my action in the premises are done solely as Trustee and not otherwise, under the powers vested in me under the deed hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, on this 17th day of January, 1992.

Charles F. Frazier, Trustee

CHARLES F. FRAZIER, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES F. FRAZIER, 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 as such Trustee for the purposes therein contained.

WITNESS my hand and offical seal of office at Nashville, Tennessee, this 17th day of January, 1992.

Helen D. Wells
NOTARY PUBLIC

My commission expires: 3/26/94.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 685,000 ~~00~~ EX.

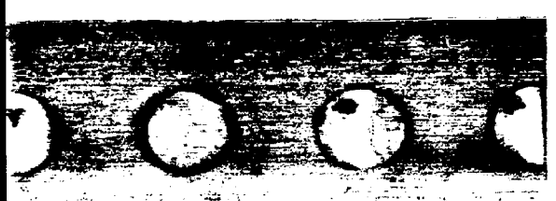
Charles F. Frazier, Trustee
AFFIANT

Subscribed and sworn to before me,
this 17th day of January, 1992.

Helen D. Wells
NOTARY PUBLIC

My commission expires: 3/26/94.

7882 01/17 0101 03CHECK 2544.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8530 PAGE 987

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	685000.00
			CON TX	2534.50
			PRFEE	1.00
			WDEED	9.00
			TOTAL	2544.50
			CHECK	2544.50
01/17/92	01		13:05 0001	7882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.5.9 @

IDENTIFICATION REFERENCE

JAN 17 1 05 PM 92

No. 494280