THIS INSTRUMENT PREPARED BY:
Patricia Spicer Carden, Attorney
101 Westpark Drive, Suite 220
Brentwood, TN 37027

BOOK 8531 PAGE 216

TRUSTEE'S DEED

WHEREAS, on the 31st day of August, 1989, Real Security, Inc. was named Trustee in a Deed of Trust of even date executed by Douglas A. Pardue and wife, Donna Pardue, conveying to it as Trustee, the real estate hereinafter described. Said Deed of Trust being executed to secure the payment of $75,000.00 principal, together with interest, on the unpaid balance. Said Deed of Trust being recorded in Book 7934, page 145, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, Real Security, Inc. was appointed Trustee under the said Deed of Trust by instrument recorded in Book 7934, page 145, in the Register's Office for Davidson County, Tennessee; Real Security, Inc. Trustee at the request of the holder of said indebtedness, and under and by virtue of the powers vested in it as such Trustee in said Deed of Trust, advertised the said real estate as required by law and by the terms of said Deed of Trust by giving 21 days notice by 3 weekly successive publications, namely: September 19, 1991; September 26, 1991; and October 3, 1991 in the Nashville Record a newspaper published in Davidson, County, Tennessee, said sale to be for cash and in bar of the equities of redemption, statutory right of redemption, homestead and dower as provided in said Deed of Trust.

PURSUANT to said advertisement, on October 10, 1991, at 10:35 a.m., at the front door of the Courthouse in Davidson County, Tennessee, Real Security, Inc., as Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for and in bar of the hereinabove mentioned equities, as provided in said Deed of Trust, at which time Roy Leon Barnes and wife, Rosemary Barnes submitted the highest and best bid in the amount of $81,677.50, which bid has been assigned to William T.A. Baxter, and wife, Irene K. Baxter.

NOW THEREFORE, in consideration of the premises, Real Security, Inc., Trustee, does hereby sell and convey to William T. A. Baxter and wife, Irene K. Baxter, their successors and assigns in fee simple and in bar of all equities above mentioned, the following described real property to wit:

TRACT 1: A certain tract of land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being known as part of the John C. Johnson 127-acre tract, and shown as Lots Nos. 11 and 12 of the subdivision of said tract, and described according to a survey of said property made by Charles D. Wallace, Surveyor, March 6, 1976, as follows:

Beginning at a point in the northerly margin of Knight Road, at the common corner of Lots 12 and 11; thence with the line between said Lots North 9 degrees 30' South 1030.76 feet to south line of the Teasley land, in an old fence line; thence with said fence, and along Teasley's south line, 122.22 feet to the corner of Lots 10 and 11; thence with the new line between said lots, south 8 degrees 18' West 1092 feet to the northerly margin of Knight Road; thence with the margin of the same North 63 degrees 53' West 150.75 feet to the point of beginning.

TRACT 2: A certain tract of land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being known as part of the John C. Johnson 127-acre tract, and shown as Lots 11 and 12 of the subdivision of said tract, and described according to a survey of said property made by Charles D. Wallace, Surveyor, March 6, 1976 as follows:

Beginning at a point in the northerly margin of Knight Road, at the common corner of Lots 12 and 13, thence with the line between said lots North 9 degrees 30' east 961.67 feet to an iron pin in the south line of the Teasley land, in an old fence line; thence with said fence, and along Teasley's south line, 143.50 feet to the corner of Lots 12 and 11; thence with the new line between lots south 9 degrees 30' West 1030.76 feet to the northerly margin of Knight Road; thence with the margin of the same North 1 degree 10' West 150.75 feet to the point of beginning.

Being the same property conveyed to Douglas A. Pardue and wife, Donna Pardue by deed from Roy Leon Barnes and wife, Rose Mary Barnes of record in Book 7934, page 142, Register's Office for Davidson County, Tennessee.

Real Security, Inc., Trustee, conveys to William T. A. Baxter and wife, Irene K. Baxter, all the rights conveyed to it as Trustee, in said Deed of Trust, including said covenants and warranties as it as such Trustee may lawfully make, all its actions in the premises being solely as Trustee and not otherwise, under the power vested in it under said Deed of Trust hereinabove referred to and not individually.

WITNESS my hand at Brentwood, Tennessee, this 15th day of October, 1991.

Real Security, Inc., Trustee

By: Patricia Spicer Carden
Patricia Spicer Carden, Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County, personally appeared Patricia Spicer Carden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and acknowledges herself to be the Secretary/Treasurer of Real Security, Inc., a Tennessee Corporation, the within named bargainor, a corporation, and that she as such Secretary/Treasurer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Secretary/Treasurer.

Witness my hand and seal at office, this 17th day of October, 1991.

Wanda F. Tuttle
Notary Public

My Commission expires: 9/25/93

JAN 17 3 12 PM '92

AFFIDAVIT OF CONSIDERATION

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL consideration or value, whichever is greater, for this Transfer is $78,500.00.

William T. A. Baxter
AFFIANT

Sworn to and subscribed before me, this 15th day of October, 1991.

Patricia Spicer Carden
Notary Public

My Commission Expires: 5-28-95

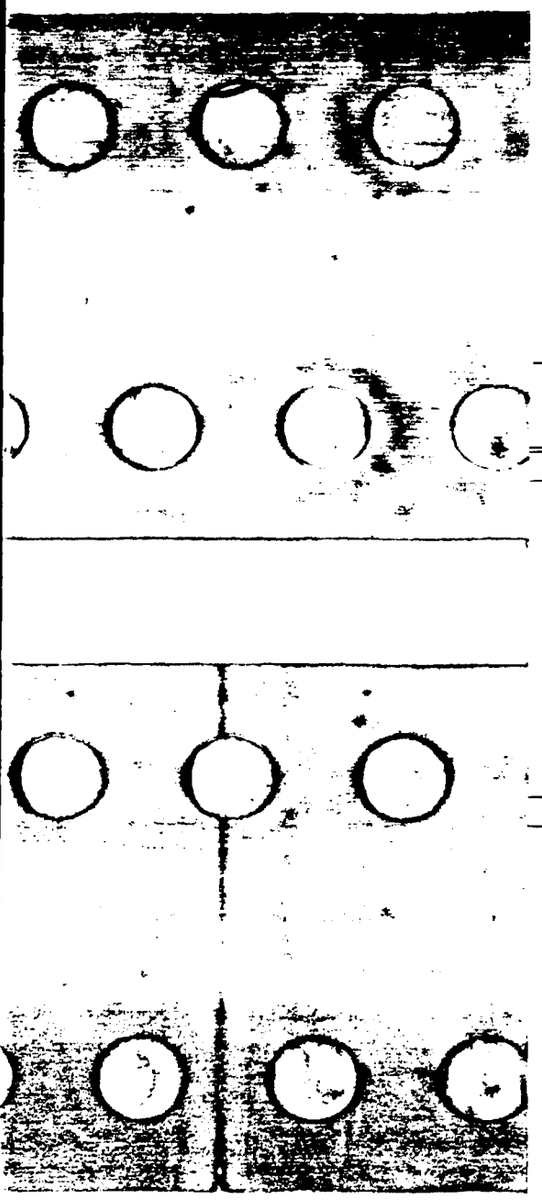
Address New Owners:
William T. Baxter etux
No. 719 8360 Greensboro Dr.
McLean, VA. 22102

Send Tax Bills To: Same
New Mortgagee:
Roy Leon Barnes etux
600 S. Dayton, 13-102
Denver, CO. 80231

Tax I.D. NOS.

12D82485 040-00-0-075.0
12D 82475 040-00-0-121.0

297.45



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8531 PAGE 218

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 78500.00
CON TX 290.45
PRFEE 1.00
WDEED 6.00
TOTAL 297.45
CHECK 297.45

01/17/92 01 15:12 0001 7949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6.6 O.

IDENTIFICATION REFERENCE

Jan 17 3 12 PM '92

No. 494347