This instrument prepared by:

William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Parcel No. 47-135.00
Field Book No. 13D-51602

Orig. Owner: Beasley, Frank E.
Owner fclsd. on: Chapman, Anthony
MTG. CO. First Tenn. # 028423-2
FHA # 483-1411683
STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 60,291.53 .

William P. Dougan
Affiant

THIS IS IMPROVED PROPERTY AT:

4845 Sulphur Creek Road
Nashville, TN 37218

SEND TAX BILLS TO:

First Tennessee Bank
P. O. Box 474
Memphis, TN 38101

Subscribed and sworn to before me, 21st day of January, 1992.

K. D. Bogard
Notary Public

My Commission Expires: 11/21/92

NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas, Frank Eugene Beasley and wife Dorothy M. Beasley, executed a deed of trust on the 8th day of December, 1987, which was recorded in Book 7424, Page 385, Register's Office of Davidson County, conveying to Thomas F. Baker, Trustee, the hereinafter described property to secure payment to First Tennessee Bank National Association, of a promissory note fully described in the deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said deed of trust, all of said indebtedness has been declared due and collectible, and First Tennessee Bank National Association, holder of said note, has demanded of the Successor Trustee, appointed by an instrument of record in Book 8492, Page 726, in the Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest, and costs, as therein provided.

Whereas, William P. Dougan, as Substitute Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Substitute Trustee, advertised the said real estate as required by the terms of said deed of trust in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of payment of the said note, interest, and costs, and pursuant to

the said advertisement, on January 3, 1992, at the front door of the Court House in Davidson County, Tennessee, at 12:00 Noon, the said William P. Dougan, Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described, for cash in bar of the equities of redemption, dower, and homestead, as provided in said deed of trust; when First Tennessee Bank National Association, being the highest and best bidder, became the purchaser at the price of $ 64,291.53 .

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer and convey as Substitute Trustee, unto the said First Tennessee Bank National Association, its successors and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining, to-wit:

BEING a particular parcel of land located in the 13th Civil District of Davidson County, Tennessee, and more particularly described by metes and bounds as follows:

BEGINNING at an iron pin (set), said pin being the Northwest corner of the herein described parcel and in the line of Lloyd F. Potts as recorded in Book 5071, page 895, Register's office, Davidson County, Tennessee; thence severing the lands of Buford B. Vester, Jr., as of record in Book 3924, page 585, Register's Office for Davidson County, Tennessee, N 73° 23' 14" E, 371.97 feet to a 20 inch walnut tree; thence S 20°16'49" E 1259.47 ft. to an iron pin (set) in the South line of Vester; thence along Vester's south line S 73 °29'32" W 143.00 feet to a 10 inch locust snag, a corner to Robert McCloud as recorded in Book 2106, page 340, Register's office for Davidson County, Tennessee; thence along the line of McCloud N 35°29'08" W 64.14 ft. to a 16 inch sassafras tree; thence N 20°57'15" W 46.58 ft. to a 26 inch oak tree; thence N 31°11'22" W, 51.96 ft. to a 30 inch oak tree; thence N 31°03'46' W 106.98 ft. to a 20 inch hickory stump; thence N 61°25'23" W 172.07 ft to a 6 inch dead hickory tree; thence N 46°27' 06" W 280.23 ft. to an 8 inch hickory tree; thence N 25°08'38" W 101.18 ft. to a concrete monument by a 14 inch hickory tree, a corner to McCloud and Lloyd F. Potts as recorded on Book 5071, page 895, Register's office for Davidson County, Tennessee; thence along the line of Potts N 06°00'00" W 449.62 ft to the point of beginning, and containing 10.00 acres.

BEING the same property conveyed to Frank Eugene Beasley and wife Dorothy Mae Beasley, by deed from Secretary HUD, of record in Book 7424, page 382, said Register's office. Also being the same property conveyed to Anthony Wayne Chapman and wife Gina Lorraine Chapman by deed of record in Book 8175, page 439, said Register's office.

TO HAVE AND TO HOLD the same unto the said First Tennessee Bank National Association, its successors and assigns, forever.

William P. Dougan covenants as Substitute Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Substitute Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 21st day of January, 1992.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January, 19 92, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes herein contained.

IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:

11/21/92

K D. Bonacci
Notary Public

NOTARY PUBLIC

7.8150

IDENTIFICATION REFERENCE

JAN 21 3 46 PM '92

DAVIDSON COUNTY, TN

8531 01/21 0101 03CHECK 233.11

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 555

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	60291.53
CON TX	223.11
PRFEE	1.00
WDEED	9.00
TOTAL	233.11
CHECK	233.11

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/21/92 01 15:47 0001 8531

7.8.1.50

IDENTIFT REFERENCE

JAN 21 3 46 PM '92

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 494924