This Instrument Prepared By:
Claiborne K. McLemore, III, Esq.
25th Floor, Nashville City Center
511 Union Street
Nashville, TN 37219

Send Tax Bills to New Owner(s):
James M. Powers, Jr.
3803 West End Avenue
Nashville, TN 37205

Map &
Parcel # 103-16-D-205

TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Deed of Trust, dated September 8, 1986, to Claiborne K. McLemore, III, Trustee, executed by John Warner White, Trustee, as same appears of record in Book 6996, page 49, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Claiborne K. McLemore, Trustee, is vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 9, 1992, and subsequent insertions appearing on January 16, 1992, and January 23, 1992, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on January 31, 1992, at 12:00 o'clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to JAMES M. POWERS, JR., at and for the sum of Nine Thousand Seven Hundred Sixty and 00/100 ($9,760.00) Dollars, which was the highest and best bid in connection therewith; and

NOW, THEREFORE, in consideration of the premises and the payment by JAMES M. POWERS, JR., of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Claiborne K. McLemore, III, as Trustee, does hereby grant, bargain, sell and convey to the said JAMES M. POWERS, JR., his heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Being Unit No. 205 as shown on the plat of the Lancaster Condominiums of record in Book 5200, page 460, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of the Lancaster Homeowners' Association, as described in Book 5963, page 441, Register's Office for Davidson County, Tennessee.
>
> Said property is subject to such matters affecting it as may appear of record.
>
> Being the same property conveyed to John Warner White, Trustee, by deed of record in

Book 6996, page 45, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above-described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto JAMES M. POWERS, JR., his heirs and assigns, in fee simple forever, to whom the said Claiborne K. McLemore, III, Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Claiborne K. McLemore, III, as Trustee, has executed this instrument on the 31st day of JANUARY, 1992.

3166

Claiborne K. McLemore, III
Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Claiborne K. McLemore, III, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 1992.

Vicki G. Jones
Notary Public

My Commission Expires: 9-16-95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $9,760.00.

X
Affiant

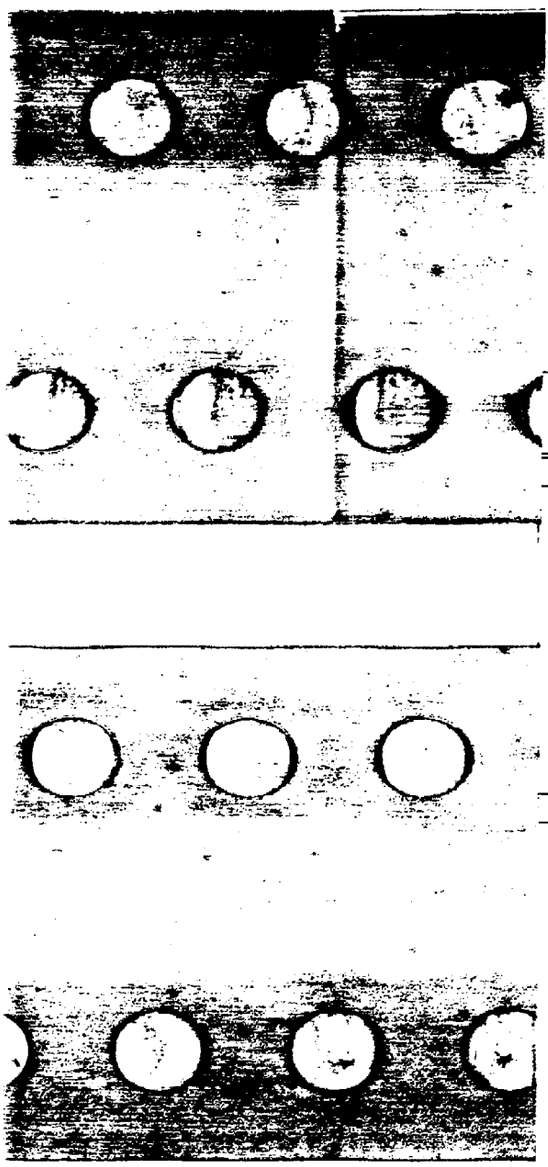
Sworn to and subscribed before me this 6th day of February, 1992.

Lisa A. Garner
Notary Public

My Commission Expires: [illegible]

0044 02/10 0101 03CHECK

3:CKM0204921.VJ
3.26



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8547 PAGE 400

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 9760.00
CON TX 36.26
PRFEE 1.00
WDEED 6.00
TOTAL 43.26
CHECK 43.26

02/10/92 01 15:40 0001 0044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

83166

IDENTIFT REFERENCE

FEB 10 3 10 PM '92

DAVIDSON COUNTY

No. 500636