SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Number
BARCLAYS AMERICAN / MORTGAGE CORPORATION P.O. BOX 2186 BRENTWOOD, TN 37027	NEW OWNER	42-8-138

This instrument prepared by: Boult, Cummings, Conners & Berry (BW)
P.O. Box 198062, Nashville, Tennessee 37219

37

WHEREAS, Griffin Contractors, Inc., by Construction Deed of Trust (the "Deed of Trust") dated January 10, 1990, transferred and conveyed to Kenneth N. Eller, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 8025, page 109, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8530, page 120, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve fifteen in the afternoon (12:15 p.m.), Friday, February 14, 1992, at the Davidson County Courthouse, Nashville, Tennessee when and where BARCLAYS AMERICAN / MORTGAGE CORPORATION, a North Carolina corporation ("Grantee"), became the last and highest bidder for cash at the price of Fifty Thousand and No/100 Dollars ($50,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Robert E. Wood, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD said land in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Robert E. Wood, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and

Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any;

2. Plan of record in Book 7900, page 37, said Register's Office;

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7814, page 344, said Register's Office;

4. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 14th day of February, 1992.

R E Wood, Successor Trustee
Robert E. Wood, as Successor Trustee, and not otherwise

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, Karen T. Byrd, a Notary Public in and for said County and State, the within named Robert E. Wood, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 14th day of February, 1992.

KAREN T. BYRD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 50,000.00 .

Allen Dixon
AFFIANT

Subscribed and sworn to before me this 14th day of February, 1992.

Karen J. Byrd
Notary Public

My Commission Expires: 11-26-94.

EXHIBIT A

Being all of Lot Number 20 on the Plan of Heritage View Subdivision, Section Two, of record in Plat Book 7900, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Griffin Contractors, Inc. by deed of record in Book 7494, page 745.

8 4 3 8 1

IDENTIFICATION REFERENCE

FEB 14 | 39 PM '92

DAVIDSON COUNTY, TN

1407 02/14 0101 03CHECK 198.00

OFFICIAL RECEIPT

FELIX Z WILSON. II

REGISTER OF DAVIDSON COUNTY
NASHVILLE. TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8550 PAGE 859

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 50000.00
				CON TX 185.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 198.00
				CHECK 198.00

02/14/92 01 13:40 0001 1407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8438.1

IDENTIFICATION REFERENCE

FEB 14 1 30 PM '92

FELIX Z. WILSON II
DAVIDSON COUNTY, TN

No. 501978