RETURN TO:

Third National Bank
c/o Mr. Steve Smith
444 James Robertson Parkway
Nashville, TN 37219

THIS INSTRUMENT PREPARED BY:

GARY R. THOMPSON, ATTORNEY
Third National Bank in Nashville
P.O. Box 2704, Uptown Station
Nashville, Tennessee 37219

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:

Third National Bank
c/o Mr. Steve Smith
444 James Robertson Parkway
Nashville, TN 37219

SEND TAX BILLS TO:

Third National Bank
c/o Mr. Steve Smith
444 James Robertson Parkway
Nashville, TN 37219

MAP PARCEL NUMBERS: 104-4-134, 10W-05715

THIS INSTRUMENT made and entered into this 28th day of February, 1991, by and between Gary R. Thompson, Successor Trustee, and Third National Bank in Nashville hereinafter referred to as "Grantee".

W I T N E S S E T H:

WHEREAS, by deed of trust executed on the 10th day of May, 1988, of record in Book 7584, page 30, Register's Office for Davidson County, Tennessee, Martin M. Bauman and wife, Theresa G. Bauman, conveyed certain real property to Paul R. White, Trustee, for the purpose of securing the indebtedness described therein; and

WHEREAS, the original Trustee elected not to serve and the owner and holder of the note evidencing the aforesaid indebtedness, as provided in said deed of trust and by instrument of record in Book 8542, page 464, Register's Office for Davidson County, Tennessee, appointed Gary R. Thompson, a resident of Davidson County, Tennessee, as Successor Trustee and vested him with all of the rights, powers and privileges of the original Trustee named in said deed of trust; and

WHEREAS, the indebtedness secured by said deed of trust was not paid as agreed, but default was made, and thereupon, at the request of Third National Bank in Nashville, the holder of said indebtedness, the Successor Trustee did commence foreclosure of said property pursuant to the provisions of said deed of trust; and

WHEREAS, on Friday, the 28th day of February, 1992, at 12:00 o'clock noon at the south front door of the Metro Courthouse in

Nashville, Tennessee, said Successor Trustee offered said real estate for sale, subject to all restrictions of record, all unpaid taxes and any other prior mortgages and liens of record and free from the statutory right of redemption, homestead, dower, and all other exemptions and martial rights, all of which were expressly waived and conveyed in the aforesaid deed of trust, and after being cried for a reasonable time, the property was sold to the highest and best bidder, the same being the Grantee, for the sum of $87,800.00 and said sum was in hand paid and then applied as by said deed of trust directed.

NOW, THEREFORE, this deed further witnesseth:

THAT for and in consideration of the said Grantee's having paid the Successor Trustee the sum of $87,800.00, the receipt of which is hereby acknowledged, the Successor Trustee has this day bargained and sold and does hereby sell, transfer and convey unto the said Grantee, its successors and assigns, forever, the following described real property in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Margaret R. Shields Subdividion of Lots Nos. 5 and 6 in O. B. Hayes Plan of Large Lots, as of record in Book 57, page 33, Register's Office for said County.
>
> Said Lot No. 18 fronts 50 feet on the easterly side of 17th Avenue South, foremerly Addition Street, and runs back between parallel lines 162-1/2 feet to an alley.
>
> Being the same property conveyed to Martin M. Bauman and wife Theresa G. Bauman by deed from Sherman Ford, Jr. and wife Joy Ford of record in Book 7541, page 301, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 1010-17th Avenue, South, Nashville, TN 37212.

TO HAVE AND TO HOLD the aforesaid real property and any improvements thereon unto the said Grantee, its successors and assigns, in fee simple, forever, and in bar of all rights of redemption.

AND said Successor Trustee does hereby transfer, assign and set over unto the said Grantee all of the covenants and warranties in the aforesaid deed of trust and does hereby transfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of the said deed of trust and his appointment.

WITNESS the signature of the Successor Trustee on this the 28th day of February, 1992.

GARY R. THOMPSON
Successor Trustee
P.O. Box 2704, Uptown Station
Nashville, Tennessee 37219
Telephone: (615) 748-5946

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, _____, a notary public in and for the aforesaid state and county, the within named Gary R. Thompson, Successor Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and executed the within instrument for the purposes therein contained.

Witness my hand and affixed seal in Nashville, Davidson County, Tennessee, this 28th day of February, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

3634 03/05 0101 03CHECK 334.86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $_____.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 1992.

Notary Public

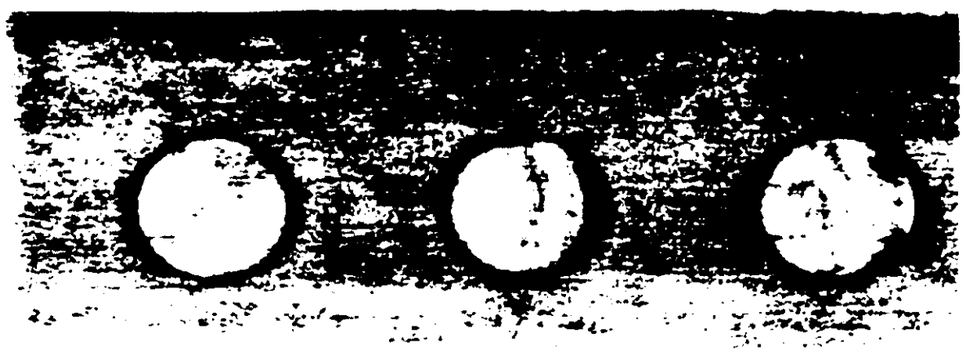
My Commission Expires: 3/25/95

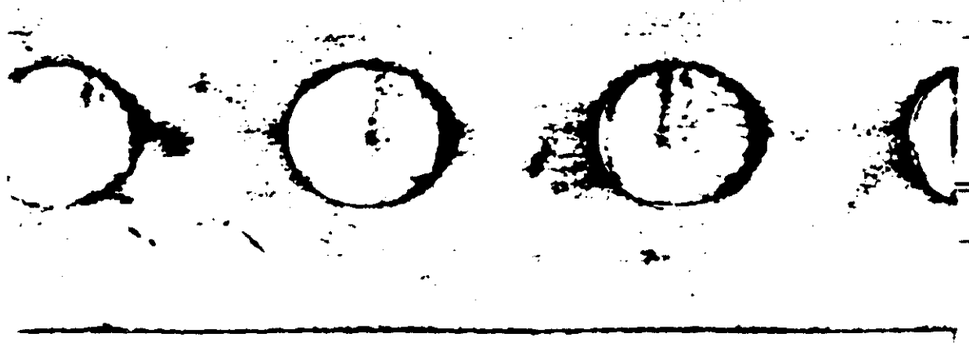
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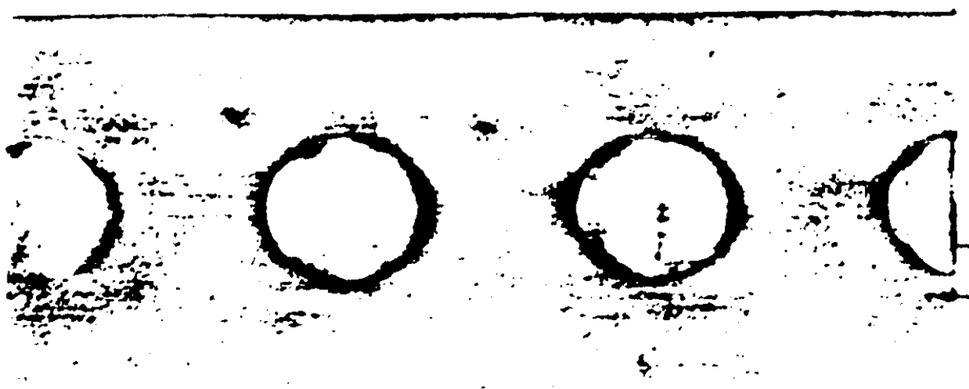
IDENTIFICATION REFERENCE

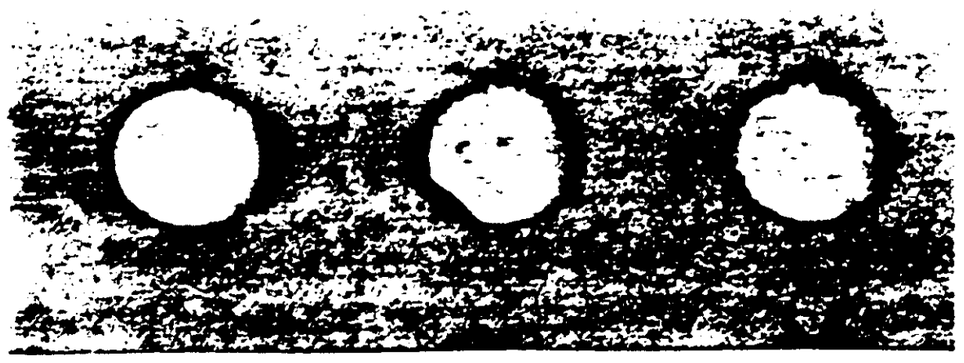
MAR 5 2 39 PM '92

DAVIDSON COUNTY, TN









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8567 PAGE 770

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 87800.00
CON TX 324.86
PRFEE 1.00
WDEED 9.00
TOTAL 334.86
CHECK 334.86

03/05/92 01 14:39 0001 3684

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8994'0

IDENTIFI REFERENCE

MAR 5 2 40 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 508159