MAIL TO:

THIS INSTRUMENT WAS PREPARED BY:
CLYDE PAUL HOLLAND, ATTORNEY
2628 OLD LEBANON ROAD
NASHVILLE, TENNESSEE 37214

BOOK 8581 PAGE 10

**********TRUSTEE'S DEED**********

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Mr. & Mrs. Ben Merritt	Lomas Mortgage USA	Map 75-4
8224 Luree Lane	1600 Viceroy	Parcel 213
Hermitage, TN 37076	Dallas, TX 75235	

WHEREAS, Sharon L. Wright, et vir, Irvin W. Wright, executed a note and the certain Deed of Trust (the "Deed of Trust") dated the 28th day of October, 1986, and recorded in Book 7024, Page 964, as modified by instrument dated the 20th day of October, 1990, and recorded in Book 8222, Page 863, in the Register's Office for Davidson County, Tennessee, therein conveying to CLYDE PAUL HOLLAND, Trustee, the hereinafter-described property (the "Property") for the purpose of securing the payment of such note; and

WHEREAS, default was made in the terms and conditions of such Deed of Trust, as modified, and the beneficiary requested the undersigned Trustee to advertise and sell the Property under the terms and provisions of the Deed of Trust, as modified; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 20th day of March, 1992, at 12:00 Noon, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place stated in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash, at which sale, BEN MERRITT and wife, BONNIE MERRITT ("Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of $30,000.00.

NOW, THEREFORE, in consideration of the premises, the undersigned, CLYDE PAUL HOLLAND, as Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson, and State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 498, on the Plan of Tulip Grove, Section 9, of record in Book 4675, Page 135, Register's Office for said County.

SAID Lot No. 498 fronts 84 feet on the westerly side of Concord Drive and extends back 234.37 feet on the northerly line and 181.08 feet on the southerly line to a dead line in the rear measuring 130.47 feet thereon.

BEING the same property conveyed to Sharon L. Wright by deed from Ben Merritt and Bonnie Merritt, of record in Book 7024, Page 961, said Register's Office.

THIS is improved property known as 4809 Concord Drive, Hermitage, Tennessee 37076.

TOGETHER WITH and including any improvements located on the Property.

SUBJECT TO all unpaid taxes, any governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record, including a first mortgage.

The last registered instrument relating to the Property is a Modification Agreement to Note and Deed of Trust recorded in Book 8222, Page 863, in said Register's Office.

TO HAVE AND TO HOLD said described real estate unto Grantee, his successors and assigns, forever in fee simple.

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, CLYDE PAUL HOLLAND, Trustee, has executed these presents this 20 day of March, 1992.

9.4.7.3 7.

IDENTIFICATION REFERENCE

MAR 23 11 26 AM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CLYDE PAUL HOLLAND, TRUSTEE

9180 03/23 0101 03CHECK 118.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of March, 1992, before me personally appeared CLYDE PAUL HOLLAND, TRUSTEE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Debra A. Randall
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 3-25-95

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $30,000.00.

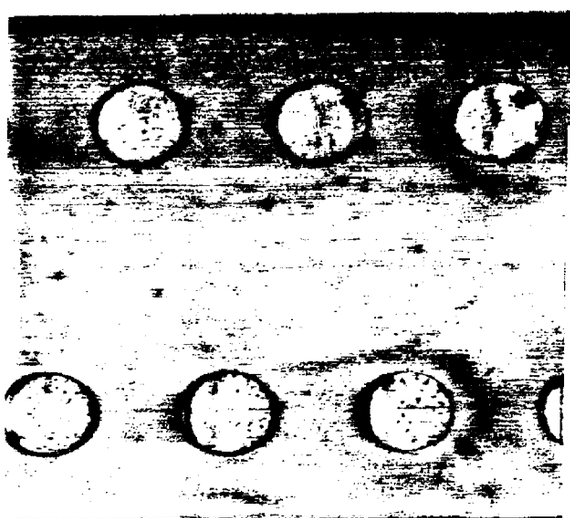
AFFIANT

SWORN and subscribed before me this 20th day of March, 1992.

Debra A. Randall
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON CO.

My Commission Expires: 3-25-95



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

RECEIVED OF _____

FOR _____

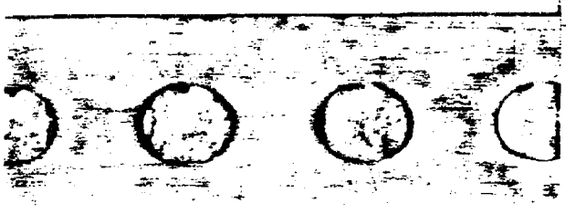
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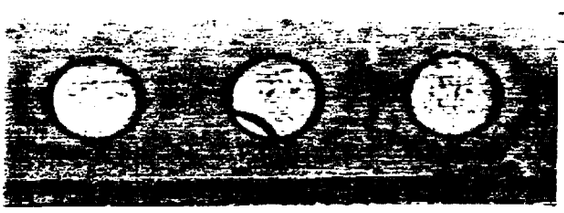
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 30000.00
CON TX 111.00
PRFEE 1.00
WDEED 6.00
TOTAL 118.00
CHECK 118.00

03/23/92 01 11:26 0001 9180





RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.4.7.3.7.

IDENTIFICATION REFERENCE

MAR 23 11 26 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 513579