THIS INSTRUMENT PREPARED BY:
RICK M. JOHNSON
3221 Nolensville Rd., Ste. #1
Nashville, TN 37211
(615) 833-5858

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NEW OWNER
James R. Jones
905 Steeplechase Dr.
Brentwood, TN 37027

SEND TAX BILLS TO
SAME

MAP/PARCEL
Map 60
Parcel 35
13DA-17880

TRUSTEE'S DEED

WHEREAS, on April 4, 1992, Larry Lafferty, unmarried executed a Deed of Trust to Rick M. Johnson, Trustee, to secure a promissory note in the original amount of FORTY FIVE THOUSAND AND NO/100 ($45,000.00) DOLLARS same being payable to **James R. Jones** said note being payable in monthly installments as set out in the Deed of Trust aforesaid which is of record in the Register's Office for Davidson County, Tennessee, in Book 8082, Page 92 and;

WHEREAS, default having occurred in the payment of said note, and in accordance with the terms of said Note and Deed of Trust, the holder thereof declared the entire indebtedness due and owing, and;

WHEREAS, the owner and holder of the said indebtedness directed the said, Rick M. Johnson, Trustee, to sell the said property described in Deed of Trust and in accordance with the terms thereof, and pursuant to said direction, Rick M. Johnson, Trustee, did advertise the sale property for sale as provided in said Deed of Trust, by giving three (3) consecutive publications, namely March 19, 1992, March 26, 1992 and April 2, 1992, in the Nashville Record, a newspaper published in Davidson County, Tennessee, for sale to be for cash and in bar of the equities of redemption dower and homestead, and all other exemptions of every kind, all of which are expressly waived in the Deed of Trust.

PURSUANT to said advertisement, on April 20, 1992 at 10:00 a.m. at the Main Door of the Courthouse in Davidson County, Tennessee, he as said Trustee, offered for sale at public outcry to the highest bidder, the real estate hereinafter described for cash in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time **James R. Jones** submitted the highest and best bid of FORTY FIVE THOUSAND AND NO/100 ($45,000.00) DOLLARS in the amount of cash.

NOW THEREFORE, in consideration of the premises, Rick M. Johnson, Trustee, does hereby sell, transfer and convey to **James R. Jones** to his successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, shown originally on a copy of a survey thereof W.Z. Hitt, Surveyor, in March 1899, and more recently shown on a survey by John M. Sullivan, County Surveyor, date December 21, 1946, and described as follows:

Beginning at a point in the center line of Brick Church Pike, the original southwest corner of a lot owned by V.C. Smith; thence along what was formerly V.C. Smith's south line, S. 87 1/2 deg. E. 722.5 feet to a point, the northwest corner of a tract of 6.4 acres, conveyed to R.L. Blanton and wife, by deed of record in Book 4131, page 325, said Register's Office, thence along Blanton's westerly line, S 1 1/2 deg. W 124 feet; thence westerly 722.5 feet, more or less, to the center of Brick Church Pike, thence with the center of same, N 1 1/2 deg. E. 125 feet to the beginning.

Being the same property conveyed to Larry Lafferty by deed from the Bank of Goodlettsville, a Tennessee Corporation of record in Book 6284, page 299, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2939 Brick Church Pk., Nashville, TN**

Rick M. Johnson, Trustee, conveys to James R. Jones all the rights conveyed to him as said Trustee, in said Deed of Trust, including such covenants and warranties as he, as such Trustee, may lawfully make, all his actions in the premises being solely as trustee and not otherwise, under the power vested in him under said Deed of Trust hereinabove referred to and not as an individual.

Witness my hand in Nashville, Tennessee, this 20 day of April, 1992.

4501 IDENTIF. TREFERENCE APR 21 9 52 AM '92 DAVIDSON COUNTY TN.

RICK M. JOHNSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick M. Johnson, Trustee, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of April, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-23-93

3705 04/24 0101 03CHECK 173.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 45,000.00.

AFFIANT

Subscribed and sworn to before me, this the 20 day of April, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-20-92



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	45000.00
CON TX	166.50
PRFEE	1.00
WDEED	6.00
TOTAL	173.50
CHECK	173.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 3705

04501

IDENTIF. REFERENCE

APR 24 9 52 AM '92

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY TN.

No. 524515