This Instrument Was Prepared By:
Joseph R. Prochaska
150 Second Ave. No. Suite 400
Nashville, Tennessee 37201-1934

ADDRESS NEW OWNERS AS FOLLOWS:	NAME AND ADDRESS OF PERSON OR ENTITY FOR PYMT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER
Robert Shemin 1217 Genelle Drive Goodlettsville, TN 37072	Same	33-1-2

SUCCESSOR TRUSTEE'S DEED

~~23th~~ This instrument is made and entered into on this the ~~27th~~ day of April, 1992, by and between Joseph R. Prochaska, Successor Trustee (hereinafter referred to as "Successor Trustee"), and Robert Shemin.

WHEREAS by Deed of Trust dated the 22nd day of May 1989, of record in Book 7856, page 891, Register's Office for Davidson County, (the "Deed of Trust") James Ronald Huffine and wife Allison N. Huffine conveyed to Jean Johnson, Trustee, the hereinafter described real estate, to secure payment to Dominion Bank of Middle Tennessee of a Note dated May 22, 1989, in the original principal amount of Thirty Four Thousand Four Hundred and Thirty Three Dollars and 13 Cents ($34,433.13) (the "Note"); and

WHEREAS, the Note and Deed of Trust were assigned by Dominion Bank of Middle Tennessee to Robert Shemin by an Assignment of Deed of Trust of record in Book 8585, page 380, said Register's Office; and

WHEREAS, the lawful holder of the Note, Robert Shemin, appointed Joseph R. Prochaska to serve as Successor Trustee in accordance with the terms of said Deed of Trust by an instrument of record in Book 8588, page 856, Register's Office for said County; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Business Journal that the property would be sold at 11:30 on April 27, 1992, at the south door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on April 6, 13, and 20, 1992, and sent a copy of such notice to James Ronald Huffine and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Robert Shemin, at the price of $27.00, this being the highest, last and best bid,

NOW, THEREFORE, I, Joseph R. Prochaska, Successor Trustee as aforesaid, in consideration of the premises and the sum of $27.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Robert Shemin, his heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to Wit:

Land in Davidson County, Tennessee, known as 1217 Genelle Drive, and being Lot 52 on Section Three of the Plat for the Plantation Estate Subdivision, of record in Plat

Book 3700, page 141, Register's Office for Davidson County, Tennessee and being further described as Parcel Number 2 on Map 33-1 of the tax map for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Ron Huffine by deed from Barbara Lee Eatherly, a single person, of record in Book 7548, page 542, Register's Office for Davidson County, Tennessee as corrected by Deed of Correction of record in Book 8588, page 857, in said Register's Office.

To have and to hold the aforesaid real estate, together with all improvements thereof, in bar of the equity of redemption, statutory right of redemption, homestead, dower, curtesy, and exemption rights, as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes;

(2) Any mechanics' and materialmen's liens, filed or unfiled;

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways;

(4) Such easements and restrictions as may be applicable;

(5) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee;

(6) Rights or claims of parties in possession;

(7) Encroachments, overlaps, boundary line disputes, or other matters which would be shown on an accurate survey or inspection of the premises; and

(8) Any other liens, defects, encumbrances, adverse claims or other matters which take priority over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

JOSEPH R. PROCHASKA
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Katherine M. Harton, a Notary Public of said County and State, Joseph R. Prochaska, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized to do so executed the within instrument for the purposes contained therein by signing his name as Successor Trustee.

Witness my hand, at Office, this 28th day of April, 1992.

Katherine M. Harton
Notary Public

My Commission Expires: 11-21-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Sixty thousand Dollars ($ 60,000.00).

Robert Sheming Affiant

Sworn to and Subscribed before me, this 29th day of April, 1992.

Notary Public
My Commission Expires: March 27, 1993

05694

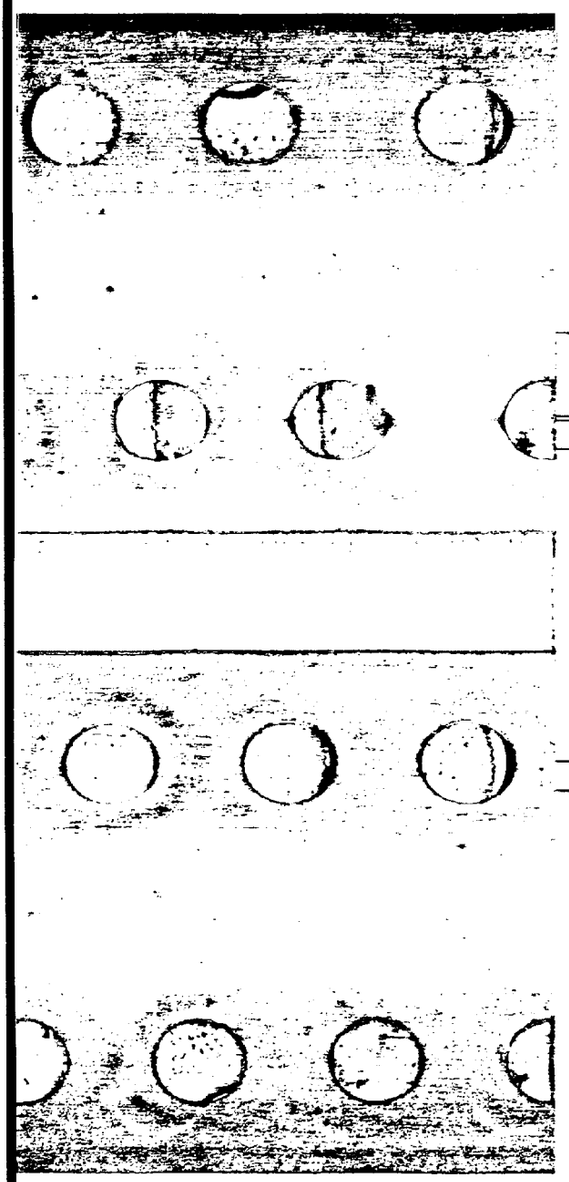
REFERENCE 92 APR 29 PM 12:58 COUNTY TN

5095 04/29/92 01 03CHECK 229.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8612 PAGE 857

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 60000.00
CON TX 222.00
PRFEE 1.00
WDEED 6.00
TOTAL 229.00
CHECK 229.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/29/92 01 12:56 0001 5095

05694

IDENTIF. REFERENCE

APR 29 12 58 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 525880