THIS INSTRUMENT PREPARED BY: Stephen P. Spann, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
E. Warner Butters, et ex Sandra S. Butters	New Owner	Map 181
6476 Holt Road	1423 Arrowhead Drive	Parcel 114
Nashville, TN 37211	Brentwood, TN 37027	

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated February 10, 1988, executed by Robert E. Potter, Jr. and wife, Kelleye W. Potter, which is recorded in Book 7471, Page 426, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8338, Page 657, Register's Office for Davidson County, Tennessee; and,

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, Guaranty Title Company, Successor Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 12:00 o'clock Noon, Thursday, April 9, 1992, at the front door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, an authorized representative of Guaranty Title Company, Successor Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Fifty Four and 00/100ths Dollars ($154,000.00) by E. Warner Butters and wife, Sandra S. Butters and said property was knocked off and sold to E. Warner Butters and wife, Sandra S. Butters.

NOW, THEREFORE, in consideration of the premises and the sum of One Hundred Fifty Four and 00/100ths Dollars ($154,000.00) cash in hand paid by E. Warner Butters and wife, Sandra S. Butters, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to E. Warner Butters and wife, Sandra S. Butters, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

LAND lying in the 6th Civil District of said County, and described according to a survey by Harold F. Morris, Surveyor, dated October 4, 1968, and being more particularly described as follows:

BEING Tract No. 14 of the Marvin Moore Farm Subdivision, an unrecorded subdivision; beginning at a point in the north right-of-way margin of Holt Road, said point being 1,925 feet, plus or minus, west of Nolensville Road, and further described as the common boundary of Tract No. 13; thence N 8 degrees 16 feet 16" E 448.62 feet to a point; thence N 89 degrees 37 feet 59" E, 300.00 feet to a point; thence S 10 degrees 32 feet 42" W, 499.56 feet to point in the north margin of Holt Road, said point being in a curve to the left; thence with said curve, having a radius of 6,976.18 feet, a distance of 275.98 feet to the point of beginning, containing 3 acres, more or less.

Being the same property conveyed to Robert E. Potter, Jr., and wife, Kelleye W. Potter by deed from David T. Hooper and Chris R. Hooper of record in Book 6973, page 465, Register's Office

for Davidson County, Tennessee.

This is improved property known as 6476 Holt Road, Nashville, TN 37211.

This conveyance is made subject to the following: 1989, 1990 and 1991 county taxes, plus penalty and interest, which are past due and delinquent and are being paid as of date of deed; 1992 county taxes, a lien, but not yet due and payable; any and all existing easements; sanitation letter from Metropolitan Government of Nashville and Davidson County of record in Book 6952, page 967, said Register's Office; any and all other liens, whether or not of record.

This description being the same as in the last conveyance of the subject property.

And Guaranty Title Company covenants with the said E. Warner Butters and wife, Sandra S. Butters, that it is lawfully seized and possessed of said real and personal property as Successor Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except for any and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real and personal property to E. Warner Butters, their heirs and assigns, against the lawful claims of any persons claiming by or through it as Successor Trustee, but no further or otherwise; it being its intention only to convey to no greater title in the subject real property than it received as Successor Trustee.

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IDENTIF. TREASURER'S OFFICE
APR 30 11 04 AM '92
DAVIDSON COUNTY TN.

Witness my hand this 29th day of April, 1992.

PICK-UP

GUARANTY TITLE COMPANY
(Successor Trustee)

By: _____
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eric V. Helmers, with whom I am personally acquainted, and who acknowledged himself to be Vice President of Guaranty Title Company and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 29th day of April, 1992.

Carla K. Jarrell
NOTARY PUBLIC

My Commission Expires:
1-27-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $154,000.00.

_____
Affiant

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

Carla K. Jarrell
Notary Public

My Commission Expires:
1-27-96

5600.00 4/30 0101 03CHECK 576.80

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

RECEIVED OF _____

FOR _____

BOOK 8613 PAGE 880

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 154000.00
CON TX 569.80
PRFEE 1.00
WDEED 6.00
TOTAL 576.80
CHECK 576.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 04/30/92 01 11:02:0001 549

060 58

IDENTIF. REFERENCE

APR 30 11 04 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 526268