This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center
Fifteenth Floor, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

TRUSTEE'S DEED

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
MORRIS KRAFT and MAXIE BIENER	SAME	Map 83-2
210 - 25th Avenue North		Par. 192
Nashville, Tennessee 37203		[illegible] 136.50

WHEREAS, under a Deed of a Trust, dated June 29, 1990, and recorded in Book 8145, Page 459, Register's Office for Davidson County, Tennessee, TOY A WINSTON, unmarried, conveyed to ROBERT F. SPANN, Trustee, the herein described property; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness requested ROBERT F. SPANN, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, ROBERT F. SPANN, Substitute Trustee, did give twenty days notice of the time, place, and terms of the sale by an advertisement in three weekly publications, and it appeared in the *Nashville Record* on the dates of April 2, April 9, and April 16, 1992, stating that on April 29, 1992, at 11:00 A.M. at the front door of the Courthouse, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash, free and clear of the equity of homestead, redemption, and dower, which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and other encumbrances which may appear of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, ROBERT F. SPANN, Substitute Trustee, offered and sold said property to MORRIS KRAFT and MAXIE BIENER, for $35,000.00, which was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby

acknowledged, I, ROBERT F. SPANN, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said MORRIS KRAFT and MAXIE BIENER, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot #101 on the Map of Dr. E. T. Brown's Subdivision of Lots 21 to 26, Brownsville Addition, as of record in Book 338, page 91, Register's Office for Davidson County, Tennessee.
>
> SAID Lot #101 fronts 50 feet on the south side of Douglas Avenue and runs back between parallel lines, 155 feet to an alley.
>
> BEING the same property conveyed to TOY A. WINSTON, unmarried, by deed from MORRIS KRAFT, MAXIE D. BIENER, BRUCE E. BUCHMAN, and LEE F. KRAFT, Trustees, of record in Book 8145, page 455, Register's Office for Davidson County, Tennessee.

TO HAVE AND HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successor and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 1 day of May, 1992.

0 6 4 6 8

IDENTIF. REFERENCE

MAY 1 9 05 AM '92

DAVIDSON COUNTY TN.

PICK-UP

ROBERT F. SPANN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. SPANN, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 1st day of May, 1992.

NOTARY PUBLIC

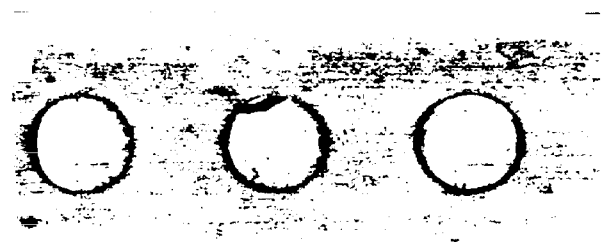
My Commission Expires: November 23, 1992

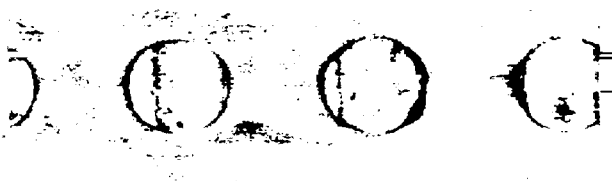
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000

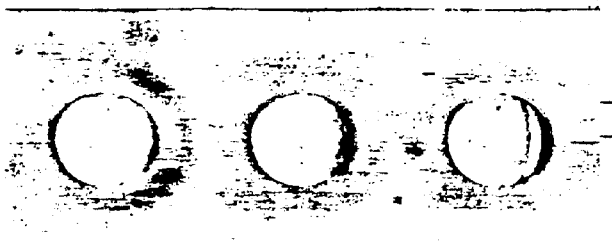
Affiant

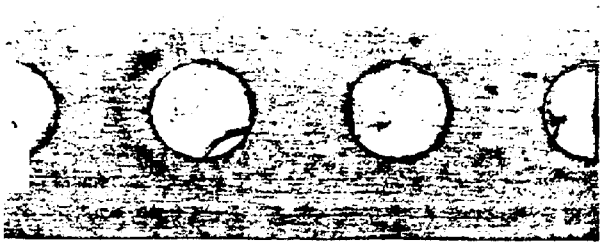
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF May 1992

Deputy Register









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8615 PAGE 89

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 6.00
TOTAL 136.50
CHG 136.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 6 4 6 8

IDENTIF. REFERENCE

MAY 1 9 05 AM '92

FELIX Z. WILSON
DAVIDSON COUNTY REG.

01 09:04 0001 2424

No. 526706