This instrument prepared by:
Julian L. Bibb
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows:

Mail
Emma Richardson and
Victoria Richardson
46 Green Street
Nashville, TN 37210

Send Tax Bills To:

SAME

Map Parcel No.:

105-4-178

TRUSTEE'S DEED

This instrument made and entered into on this the 5th day of June, 1992, by and between Julian L. Bibb, Trustee (hereinafter referred to as Trustee") and EMMA RICHARDSON and VICTORIA RICHARDSON, as tenants-in-common, (herein "Grantee").

WHEREAS, by Tennessee Deed of Trust, Assignment of Rents and Security Agreement dated the 22nd day of July, 1986, of record in Book 6927, page 488, Register's Office for Davidson County, Tennessee, Moss Electrical Repair Service, Inc. conveyed to Julian L. Bibb, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of certain indebtedness described in the Deed of Trust; 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 Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in the Nashville Record that the property would be sold at 12:00 noon on Friday, June 5, 1992, at the South door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper in the manner required by the Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the 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 EMMA RICHARDSON and VICTORIA RICHARDSON, as tenants-in-common, at the price of $1,700.00, this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Trustee as aforesaid, in consideration of the premises and the sum of $1,700.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto EMMA RICHARDSON and VICTORIA RICHARDSON, as tenants-in-common, their heirs, successors and assigns, all of my right, title and interest in and to the real estate described on Exhibit A hereto, but no further or otherwise.

To have and to hold the aforesaid real estate, together with all improvements thereon, in bar of the rights of redemption, homestead, dower and other rights or exemptions waived in the Deed of Trust as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject 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 other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Rights or claims of parties in possession.

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

The Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS condition, and without representation or warranty as to any matter whatsoever. Grantee accepts title to the real property in its present condition and subject to any problems arising out of or in connection with deterioration of any improvements thereon, violations of the Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA") or similar federal and state legislation, and potential flood hazards, and by accepting this deed Grantee agrees to indemnify and hold Trustee and Third National Bank in Nashville harmless from any and all costs, expenses, and liability arising out of or in connection with any of the foregoing.

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

Julian L. Bibb, Trustee

Julian L. Bibb, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay McCorpin, a Notary Public of the State and County aforesaid, personally appeared Julian L. Bibb, 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 Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Substitute Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 8th day of June, 1992.

Kay McCorpin

Notary Public

My commission expires: 1/27/96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $1700.00 E.R. V.R.

Victoria Richardson
Affiant

Subscribed and sworn to before me this the 8th day of June, 1992.

Kay McCorpa
Notary Public

My commission expires: 1/27/96

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0476b/05-11-92

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 39 on the Trimble Plan of National Hill, as of record in Book 21, page 103, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the westerly side of Lewis Street, formerly East Hill Street, and extends back between parallel lines, 120 feet to an alley.

Being part of the same property conveyed to Moss Electrical Repair Service, Inc. by deed from Moss Investments of record in Book 6925, page 578, Register's Office for said County.

17508

IDENTIF. REFERENCE

Jan 8 12 50 PM '92

215 36/08 0101 01CASH 22.29

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	1700.00
CON TX	6.29
PRFEE	1.00
WDEED	15.00
TOTAL	22.29
CASH	22.29

06/08/92 01 12:47 0001 9166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17508

IDENTIF. REFERENCE

JUN 8 12 50 PM '92

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 538944