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

PICK-UP

20971

Address New Owner(s) as Follows:	Send Tax Bills To:	Map Parcel No.:
Janie M. Gray 23 Wharf Avenue Nashville, TN 37210	SAME	105-4-273 105-4-274

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 JANIE M. GRAY (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 JANIE M. GRAY, at the price of $1,600.00, 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 $1,600.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto JANIE M. GRAY, her 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay McCorgan, 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 McCorgan
Notary Public

My commission expires: 1/27/96

KAY McCORGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1, Plan of Block 23, Old Fair Grounds, of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Land in Davidson County, Tennessee, being Lot No. 2, Plan of Parts of Blocks 23 and 24, Old Fair Grounds, of record in Book 21, page 116, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

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, said Register's Office.

0477b/06-08-92

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,600.00. JMG

Janie M. Gray
Affiant

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

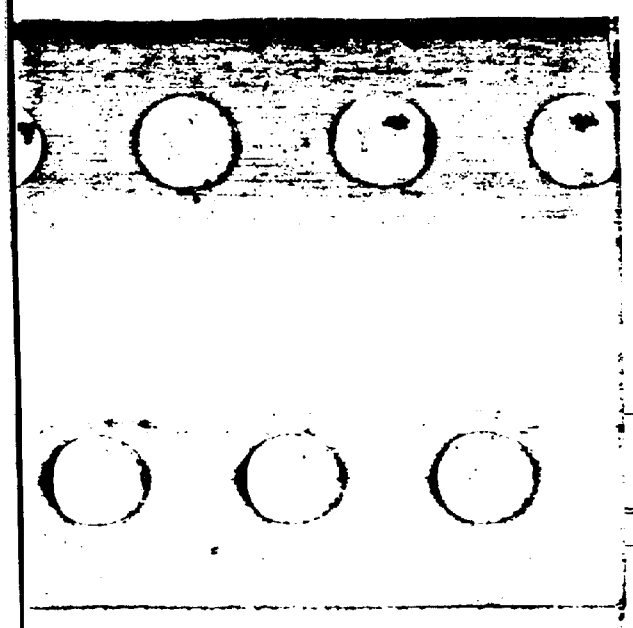
Kay McCorpin
Notary Public

My commission expires: 1/27/96



RCTD 06/08 0101 03CHECK 21.92

0477b/06-08-92



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

RECEIVED OF _____

FOR _____

BOOK 8646 PAGE 659

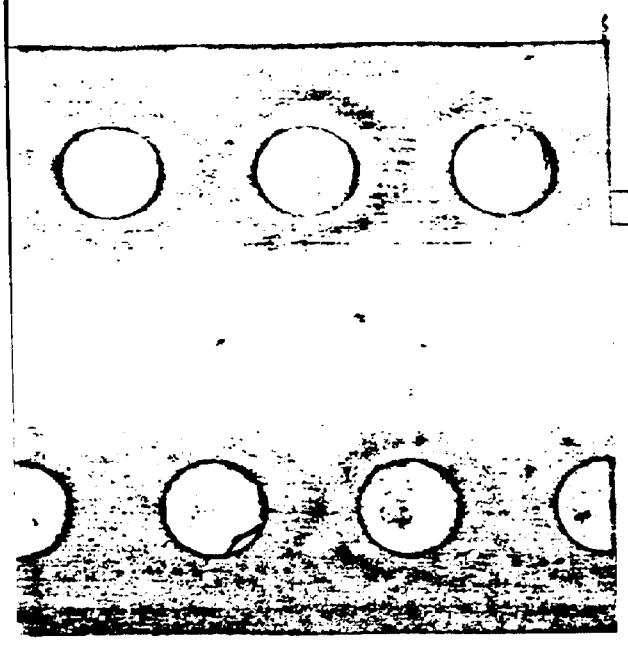
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1600.00
MOR TX 5.92
ERR CO
MOR TX 5.92-
CON TX 5.92
PRFEE 1.00
WDEED 15.00
TOTAL 21.92
CHECK 21.92

06/03/92 01 15:15 0001 9273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



17602

IDENTIF. REFERENCE

No. 539050