BOX 32

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THIS INSTRUMENT PREPARED BY: Eric V. Helmers, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
William H. Johnson, Sr. et ux, Annie Hyde Johnson 1110 Buchanan Street Nashville, TN 37208	New Owner 1107 Buchanan Street Nashville, Tn 37208	Map 81-11 Parcel 451

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated June 9, 1989, executed by TRL Construction, Inc., which is recorded in Book 7869, Page 82, Register's Office for Davidson County, Tennessee; and,

WHEREAS, said Deed of Trust was modified by instrument dated March 19, 1992 and of record in Book 8581, page 550, said Register's Office, to allow foreclosure sale of subject property to be held at the site of the property; 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 11:00 o'clock AM, Thursday, April 30, 1992, at 110 Buchanan Street, Nashville, Tennessee 37208, the site of the subject property, 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,

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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 Twenty Five Thousand Six Hundred Dollars ($25,600.00) by William H. Johnson, Sr., and wife, Annie Hyde Johnson and said property was knocked off and sold to William H. Johnson, Sr., and wife, Annie Hyde Johnson.

NOW, THEREFORE, in consideration of the premises and the sum of Twenty Five Thousand Six Hundred Dollars ($25,600.00) Dollars cash in hand paid by William H. Johnson, Sr., and wife, Annie Hyde Johnson, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to William H. Johnson, Sr., and wife, Annie Hyde Johnson, their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> BEING Lot 51 on the Plan of Cephas Woodard's Subdivision of Lots 5 and 6 of the Thomas Woodard property, as of record in Book 161, page 174, Register's Office for said County, said Lot 51 fronts 59 feet on the northerly side of Buchanan Street and runs back 126.1/2 feet on the westerly side and 139.6 feet on the easterly line with the westerly margin of Cephas Avenue to the southerly line of Lot No. 50, measuring 57 1/2 feet thereon.
>
> Being the same property conveyed to TRL Construction, Inc., by deed of record in Book 7616, page 964, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to the following: 1991 property taxes, a lien which is past due and delinquent; 1992 property taxes, a lien , but not yet due and payable; and any

and all other liens, whether or not of record.

This is improved property known as 1110 Buchanan Street, Nashville, TN 37208.

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

And Guaranty Title Company covenants with the said William H. Johnson, Sr., and wife, Annie Hyde Johnson, 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 William H. Johnson, Sr., and wife, Annie Hyde Johnson, 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.

Witness my hand this 25 day of June, 1992.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: _____
Eric V. Helmers
Vice President

7 0 1

TREFERENCE

3 19 PM '92

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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 25th day of June, 1992.

_____
NOTARY PUBLIC

My Commission Expires:

1/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $25,600.00.

_____
Affiant

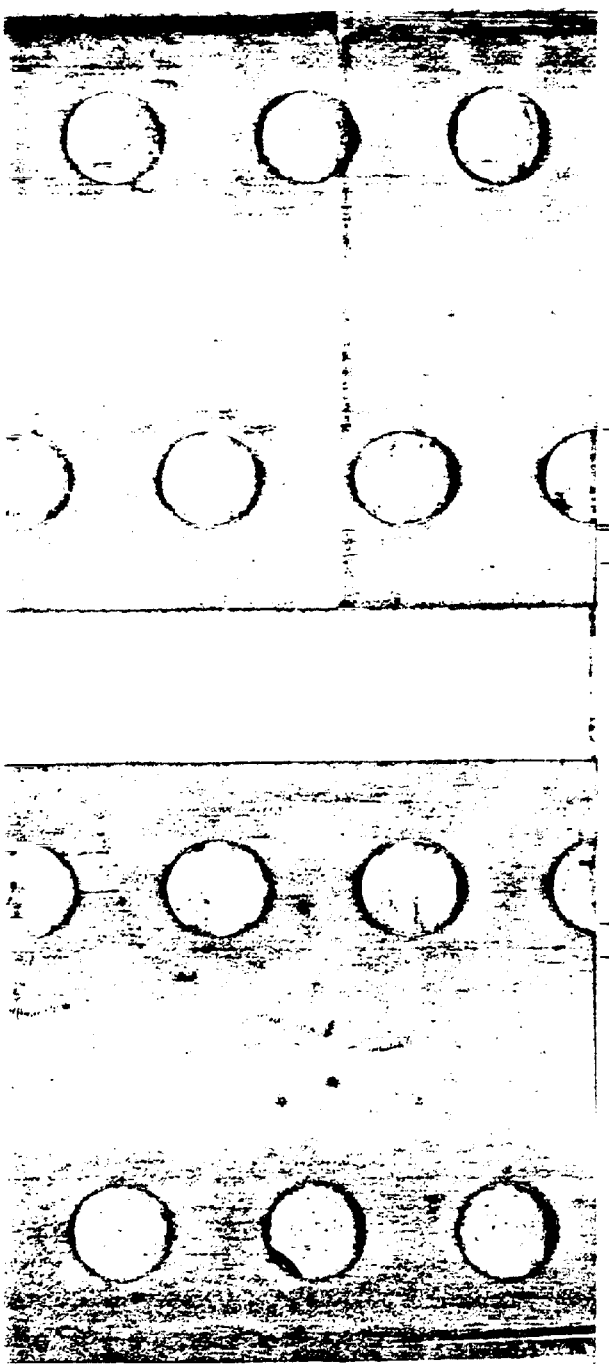
Subscribed and sworn to before me, this the 25th day of June, 1992.

_____
Notary Public

My Commission Expires:

1/22/95

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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	25600.00
CON TX	94.72
PRFEE	1.00
WDEED	6.00
TOTAL	101.72
CHECK	101.72

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/25/92 01 15:16 0001 5058

22701

IDENTIF. REFERENCE

JUN 25 3 19 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 544765