THIS INSTRUMENT PREPARED BY:
John M. Cannon
Attorney at Law
P. O. Box 749
Goodlettsville, TN 37070-0749

TRUSTEE'S DEED

BOOK 8705 PAGE 503

Address New Owner(s) Follows:	Party Responsible for Taxes:	Map/Parcel No.:
Edward R. Phillips 621 Carol Ann Drive Goodlettsville, Tn 37072	Same	Map 72-5 Par 51

WHEREAS, in September of 1988, Metropolitan Equities, composed of William H. Freeman and James A. Webb, III, executed a certain Deed of Trust conveying to J. J. Foley, Jr., Trustee, the property described below to secure to Edward R. Phillips and wife, Louise Phillips, the payment of an indebtedness described in such Deed of Trust and evidenced by a Promissory Note in the original principal amount of $85,000.00 plus interest, such Deed of Trust being of record in Book 5597, Page 770, Register's Office for Davidson County, Tennessee; and

WHEREAS John M. Cannon was appointed Substitute Trustee by instrument of record in Book 8474, page 365, Register's Office for Davidson County, Tennessee; and

WHEREAS, default having been made in the payment of the indebtedness secured by such Deed of Trust, the undersigned, John M. Cannon, Substitute Trustee, at the request of the holder of the indebtedness and under and by virtue of the powers vested in me as Substitute Trustee, by such Deed of Trust, advertised such real property as required by law under the terms of such Deed of Trust on July 16, July 23, and July 30, 1992, in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee for sale for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the

property, all of which were expressly waived in said Deed of Trust, for the purpose of paying such indebtedness; and

WHEREAS, pursuant to such advertisement, on Tuesday, July 11, 1992 at 11:00 Central Daylight Time at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, the undersigned, John M. Cannon, Substitute Trustee, offered for sale at public outcry to the highest bidder the real property described below, for cash, and in bar of all right of homestead, equity of redemption, statutory right of redemption and all other rights and exemptions of every kind, including, but not limited to, a statutory right to an elective share in the property, all of which were expressly waived in said Deed of Trust, and at such sale Edward R. Phillips, being the highest and best bidder, became the purchaser of such property for a price of $94,415.26.

NOW THEREFORE, in consideration of the premises, the payment of the aforesaid purchase price and for other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned John M. Cannon, Substitute Trustee, does hereby quitclaim to Edward R. Phillips all of his right, title and interest in and to the following described real estate:

Land in the 12th, formerly 17th, Civil District of Davidson County, Tennessee, adjoining Section 1 of Rothwood, as of record in Book 1424, page 134, Register's Office for said County and being the northerly 98 feet known as Tract "F" on an unrecorded map of Tracts "A" and "G", adjoining Section 1, Rothwood, and being described according to a copy of a survey made by Z. J. Wilderson, Surveyor, February 21, 1951, and described as follows: Said northerly 98 feet of said Tract "F" begins at a point 102 feet north of North Hill Drive at a point in the line between Tracts "F" and "G" which point is 100 feet west of the westerly line of the property of Central Lumber Company as conveyed by deed of record in Book 1880, page 222, said Register's Office; thence, with a line between tracts "F" and "G" parallel to the westerly line of said Central Lumber Company's property north 3 deg. east 98 feet to a point; in the south line of the property of Richmond; thence, with Richmond's south line north 87 deg. west 112.7 feet to the easterly margin of Ambrose Avenue, as Extended; thence, with the margin of said avenue south 3 deg. west 98 feet to a point;

thence, east and parallel to the northerly line of said tract "F" 112.7 feet to the point or place of beginning.

Being a part of the same property conveyed to Edward R. Phillips by deed from Henry H. Phillips as the same appears of record in Book 2875, page 385, of said Register's Office.

SAID PROPERTY is conveyed subject to any and all unpaid taxes, restrictions, easements and building setback lines, and to any prior or superior liens or judgments.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 18 day of August, 1992.

JOHN M. CANNON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $94,415.26.

3765.2 IDENTIFICATION REFERENCE AUG 19 8 00 AM '92 DAVIDSON COUNTY

AFFIANT

Subscribed and sworn to before me this the 18th day of August, 1992.

NOTARY PUBLIC

My commission expires: 1/23/94.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned of said county, John M. Cannon, Substitute Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for he purposes therein contained.

Witness my hand, at office, this 18th day of August, 1992.

NOTARY PUBLIC

My commission expires: 1/23/94.

RECORDED 08/19/92 0101 OSCHEUER 362.28

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8705 PAGE 506

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	94415.26
			CON TX	349.28
			PRFEE	1.00
			WDEED	12.00
			TOTAL	362.28
			CHECK	362.28
08/19/92	01		08:02 0001	1625

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37652

IDENTIFT REFERENCE

AUG 19 8 00 AM '92

DAVIDSON COUNTY, TN

No. 561383