THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219
(615) 256-0815

BOOK 8710 PAGE 551

TRUSTEE'S DEED

WHEREAS, under date of June 15, 1991, RONALD A. JONES and PATRICIA A. JONES executed a Tennessee Deed of Trust to John C. Phipps II, Trustee, for the purpose of securing the debt and obligations therein described, which Deed of Trust was recorded in Book 8420, page 821, in the Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of the debt and obligation secured by said Deed of Trust and the undersigned, as Trustee, was required by First Tennessee Bank National Association, the owners and holders of the debt, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and,

WHEREAS, the undersigned, as Trustee, did in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement of sale having been published in The Nashville Record, a newspaper published in Davidson County, Tennessee, in the issues of July 30, 1992, August 6, 1992 and August 13, 1992, of said newspaper, said sale having been advertised for Friday, August 21, 1992 commencing at 12:20 p.m., at the front steps of the Courthouse, in and for Davidson County, Tennessee, at which time and place same was offered for sale and sold; and,

WHEREAS, said sale was made subject to prior liens and encumbrances, including liens of real estate taxes, and any applicable restrictions, building lines, and easements; and

WHEREAS, the highest and best bid for said property was then and there made by FIRST TENNESSEE BANK NATIONAL ASSOCIATION ("Purchaser"), to wit: a bid of Fifteen Thousand and 00/100 Dollars ($15,000.00) for said property, which bid was then and there accepted by the undersigned as Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, John C. Phipps II, as Trustee, has bargained and sold, and does by these present bargain, sell and convey unto the said Purchaser, an undivided one-third interest in and to the property advertised and sold as hereinabove recited, situated, lying and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Parcel A:

3691 08/25 0101 03CHECK 68.50

Land in Davidson County, Tennessee, being Lot No. 1 and Reserve Parcel "A" on the Plan of Drigger Property as of record in Plat Book 6200, page 210, Register's Office for said County, to which plan reference is made for a more complete description.

Parcel B:

Land located in the 2nd Civil District of Davidson County, Tennessee, Bounded on the north by property of Thomas Spencer, Deed Book 6095, page 133; the east by Baby Ruth Lane; the south by Mt. View Road; the west by property of H.P. Associates, Deed Book 6585, page 336, and described as follows:

Beginning at a pin in old fence line on the north right of way of Mt. View Road, said pin being west 48.58 feet from the centerline of Baby Ruth Lane at the intersection of Mt. View Road; thence, with north right of way of

Mt. View Road (partly with old fence), N 64 deg. 56 min. 17 sec. W 152.78 feet to a pin, being the SW corner of this tract; thence, with east line of H.P. Associates, 11 deg. 44 min. 24. sec. E 392.49 feet to a pin; thence, continuing with east fence of H.P. Associates, N 7 deg. 19 min. 32 sec. W 308.55 feet to a pin, being the NW corner of this corner of this tract; thence, with south line of Thomas Spencer, S 82 deg. 40 min. 08 sec. E 164.15 feet to a pin on the west margin of Baby Ruth Lane; thence, with west margin of said Lane, S 7 deg. 30 min. 53 sec. E 333.77 feet to a pin; thence, continuing around a curve on a radius of 569.44 feet, for a distance of 357.06 feet to a pin on margin of lane; thence, continuing with west margin of Baby Ruth Lane, S 28 deg. 24 min. 43 sec. W 51.18 feet to a pin; thence, continuing around a curve on a radius of 25.0 feet, for a distance of 37.81 feet to a pin on the north right of way of Mt. View Road, being the beginning of this survey and containing 3.03 acres, more or less.

Being the same property conveyed to Louis P. Mishu, Ronald A. Jones and Basil Kirma, as equal tenants in common by deed from Geotek Enterprises, a partnership composed of Louis P. Mishu and Ronald A. Jones of record in Book 8305, page 878, Register's Office for said County.

TO HAVE AND TO HOLD, unto the said First Tennessee Bank National Association, its successors and assigns, in fee simple, forever.

The undersigned Trustee believes the title hereby conveyed to be good except for prior liens of record, including any described herein above, and including any prior liens for taxes and any applicable taxes, building liens and easements, but warrants same against the lawful claims of all persons claiming by, through and under a conveyance from the undersigned as Trustee, under the provisions of the above described deed of trust, and not further or otherwise.

IN WITNESS WHEREOF, the said John C. Phipps II, as Trustee, has hereunto set his hand this 21st day of August, 1992.

John C. Phipps II, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said State and County duly commissioned and qualified, John C. Phipps II, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand at office, this 21st day of August, 1992.

Notary Public

My Commission Expires: 7-24-93

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PROPERTY OWNER: First Tennessee Bank National Association

PROPERTY ADDRESSES:

2907 Babe Ruth Lane
2965 Babe Ruth Lane
Route 2, Mt. View Road
Babe Ruth Lane
4036 Mt. View Road

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Send Tax Bills To:

First Tennessee Bank
511 Union Street
Nashville, Tennessee 37219
Attn: David W. Ellis, 3rd Floor

MAP 163/PARCEL 119
MAP 163/PARCEL 121
MAP 163/PARCEL 118
MAP 163/PARCEL 311
MAP 163/PARCEL 173

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is and Fifteen Thousand and 00/100 Dollars ($15,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

First Tenn. Bank National Association
By David W. Ellis

Affiant

SUBSCRIBED AND SWORN to before me this 24TH day of August, 1992.

Notary Public

My Commission Expires: 7-24-93

3 9 4 7 5

REFERENCE

AUG 25 2 24 PM '92

DAVIDSON COUNTY, TN

PICK-UP

N VRS10362 V1

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
MG 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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

08/25/92 01 14:36 0001 3691

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3947.0

IDENTIFICATION REFERENCE

AUG 25 2 34 PM '92

DAVIDSON COUNTY, TN

No. 563427