James Robert Benson
Madison Account No. 0539711

Name and address of new owner:
M & L Associates
P.O. Box 2286
Brentwood, Tn. 37027

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 2758
Nashville, TN 37219-2758

Map No. 72-6-193
Parcel No. 15DA05205

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 25, 1991, recorded in Book 8339, page 44, Register's Office, Davidson County, Tennessee, James Robert Benson and wife, Juda Sells Benson, conveyed to G.H. Pryor, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated January 13, 1992, and recorded in Book 8532, page 899, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of January 16, 23, and 30, 1992, stating that on February 7, 1992, at 12:40 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead,

dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and a prior Deed of Trust of record in Book 4590, page 37, Register's Office, Davidson Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to M & L Associates, a partnership comprised of Mary Louise Nordhoff and Larry K. McCormick, for $21,700.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said M & L Associates, a partnership comprised of Mary Louise Nordhoff and Larry K. McCormick (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
>
> Land in Davidson County, Tennessee, being Lot No. 35 on the Revised and Corrected Map of the Subdivision of the Casper Zophi Place, as of record in Book 547, page 22, Register's Office for said County.
>
> Being the same property conveyed to James Robert Benson and wife, Juda Sells Benson, by Deed from Thomas E. Phillips and wife, Linda Joyce Phillips, of record in Book 4590, page 35, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 1066 Zophi Avenue, Nashville, Tennessee 37216.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I

can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 7th day of February, 1992.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 7th day of February, 1992.

Notary Public

My Commission Expires: September 16, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $21,700.00.

Affiant

Subscribed and sworn before me, this 7th day of February, 1992.

Notary Public

My Commission Expires: September 16, 1995

40824.

IDENTIFICATION REFERENCE

AUG 31 9 26 AM '92

DAVIDSON COUNTY, TN

93.29 08/31 0101 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8714 PAGE 527

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 21700.00
CON TX 80.29
PRFEE 1.00
WDEED 12.00
TOTAL 93.29
CHECK 93.29

08/31/92 01 09:28 0001 5212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

40824

IDENTIFICATION REFERENCE

AUG 31 9 26 AM '92

A. D. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 564932