BOOK 8767 PAGE 392

This Instrument Prepared By:
BAKER, WORTHINGTON, CROSSLEY,
STANSBERRY & WOOLF
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s) As Follows:	Send Tax Bills To:	Map & Parcel Nos.:
The Bank of Nashville	SAME	116-01-0-A 019.00 CO 08DZ 78219
401 Church Street		116-01-0-09.00 08DZ51885
Nashville, Tennessee 37219		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust, Assignment of Leases and Security Agreement ("Deed of Trust") dated October 17, 1988, executed by W. Gerald Ezell and wife, Alona F. Ezell, to John B. Hardcastle, Trustee, of record in Book 7684, page 204, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust was amended by a Second Amendment to Deed of Trust dated May 26, 1989, of record in Book 7863, page 157, said Register's Office; and

WHEREAS, by an Assignment of Deed of Trust of record in Book 8380, page 920, said Register's Office, Dominion Bank of Middle Tennessee assigned all of its right, title and interest in and to said Deed of Trust to Landmark Realty Service Corporation; and

WHEREAS, by an Assignment of Deed of Trust of record in Book 8380, page 921, said Register's Office, Landmark Realty Service Corporation assigned all of its right, title and interest in and to said Deed of Trust to The Bank of Nashville; and

WHEREAS, The Bank of Nashville, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 7684, page 204, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Sam J. McAllester III and Marshall L. Hix as Substitute Trustees by an instrument of record in Book 8683, page 620, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time on Monday, October 26, 1992, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold 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 which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Twenty Thousand and NO/100 Dollars ($120,000.00) by The Bank of Nashville (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Twenty Thousand and NO/100 Dollars ($120,000.00) cash in hand paid by the Grantee, Sam J. McAllester III, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> All of Grantor's right, title and interest in and to Lot 19 shown on that certain plan, Dunham Springs Residential PUD, a plat of which is of record in Book 6250, page 936, Register's Office of Davidson County, Tenessee.
>
> Being a portion of the same property conveyed to W. Gerald Ezell and wife, Alona F. Ezell, by deed from G. Marshall Trammell, Jr. and wife, Ruth T. Trammell, of record in Book 5239, page 691, Register's Office for Davidson County, Tennessee.

Said property is known as 6116 Dunham Springs Road, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute 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 same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

BWRDM1129

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 26th day of October, 1992.

Sam J. McAllester II
Substitute Trustee

BWRDM1129

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Renee D Gentry, a Notary Public for the state and county aforesaid, Sam J. McAllester III, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of October, 1992.

Renee D Gentry
NOTARY PUBLIC

RENEE D. GENTRY NOTARY PUBLIC AT LARGE

My Commission Expires:
March 26, 1994

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn before me on this 26th day of October, 1992.

NOTARY PUBLIC

My Commission Expires:
March 26, 1994

SAM J. McALLESTER, III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

5827.2

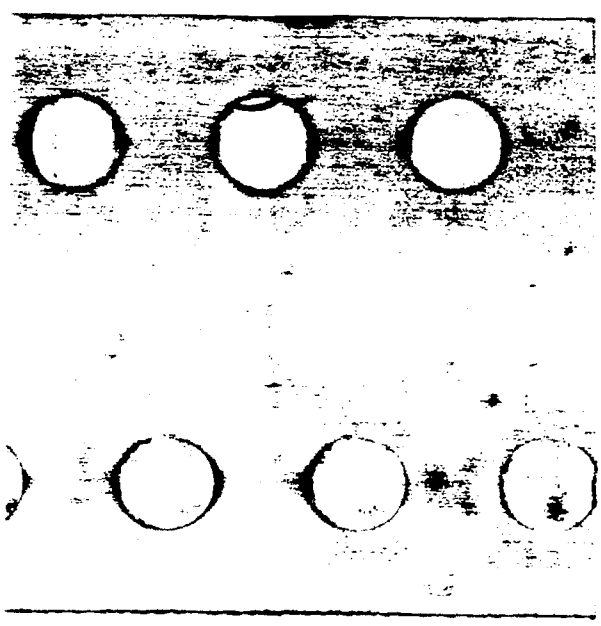
IDENTIFICATION REFERENCE

OCT 27 10 39 AM '92

A.A. WILSON II REGISTER
DAVIDSON COUNTY, TN

4559 10/27 0101 03CHECK 461.00

BWRDM1129



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

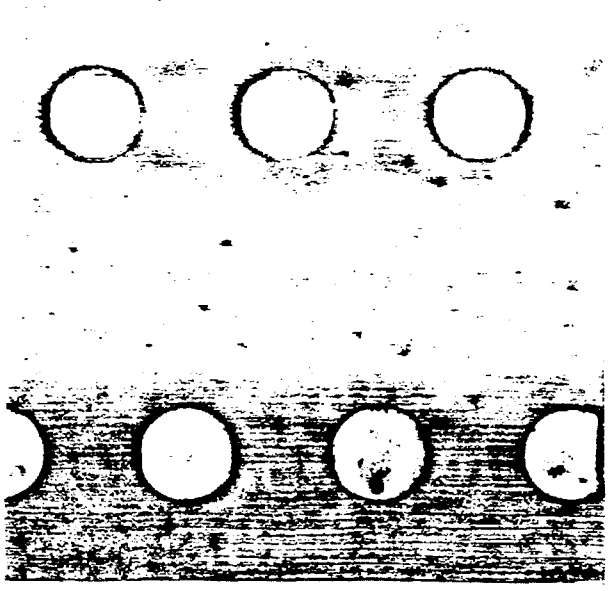
FOR _____

BOOK 8767 PAGE 396

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	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	16.00
			TOTAL	461.00
			CHECK	461.00

10/27/92 01 10:37 0001 4559



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5827.72

IDENTIFICATION REFERENCE

OCT 27 10 39 AM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 583993