BOOK 8817 PAGE 783

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

NAME AND ADDRESS OF NEW OWNER:

JAMES O. JONES ET UX,
MARY W. JONES
621 ELLEN DRIVE
GOODLETTSVILLE, TN 37072
SEND TAX BILLS TO:

SAME

MAP AND PARCEL:

MAP 043-01
PARCEL 42

PICK-UP

DEC 10 10 47 AM '92
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

7.50 A.C.

TRUSTEE'S DEED

WHEREAS, on the 8th day of July, 1988, Thomas M. Black was named Trustee by Installment Deed of even date, executed by Ronald W. Abston et ux, Mitzi C. Abston, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure to James O. Jones et ux, Mary W. Jones the payment of one note of even date, in the original principal amount of FORTY SEVEN THOUSAND AND NO/100 ($47,000.00) Dollars, payable with terms and provisions as provided therein, said Installment Deed being recorded in Book 7608, page 32, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made under the terms and provisions of said Installment Deed and Note and notice was properly given to Ronald W. Abston et ux, Mitzi C. Abston, and Ronald W. Abston et ux, Mitzi C. Abston having further failed to abide by the terms and provisions of the said Installment Deed and Note; and

WHEREAS, I, THOMAS M. BLACK, Trustee, at the request of the holder of said indebtedness and under and by virtue of the powers vested in me as Trustee under the Installment Deed and

instruments hereinabove referred to and described, advertised the said real estate as required by law by the terms of said Installment Deed and instruments, by giving Thirty (30) days notice by three (3) successive publications in, namely July 16, 1992, July 23, 1992 and July 30, 1992, in the Nashville Record newspaper published in Davidson County, Tennessee, said sale to be for cash in bar of the equities of redemption and dower and homestead as provided in said Installment Deed. Pursuant to said advertisement, on August 17, 1992, at 12:00 P.M., at the South door of the Metropolitan Courthouse in Davidson County, Tennessee, I, as said Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash, and in bar of the hereinabove equities as provided in said Installment Deed, at which time James O. Jones et ux, Mary W. Jones, submitted the highest and best bid in the amount of FORTY FIVE THOUSAND NINE HUNDRED FORTY SEVEN AND 12/100 ($45,947.12) Dollars.

NOW, THEREFORE, in consideration of the premises, I, THOMAS M. BLACK, Trustee, do hereby sell, transfer, and convey to JAMES O. JONES ET UX, MARY W. JONES, their heirs and assigns, in fee simple, and in bar of all the equities hereinabove mentioned, the following described real estate:

> Being Lot No. 20 of Block "E" on the Map of East Lawn, of record in Plat Book 547, at pages 153 and 154, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ronald W. Abston et ux, Mitzi C. Abston, by Installment Deed from James O. Jones et ux, Mary W. Jones, of record in Book 7608, page 32, said Register's Office.

I, THOMAS M. BLACK, Trustee, convey to JAMES O. JONES ET UX, MARY W. JONES, all the rights conveyed to me as said Trustee in said Installment Deed and instruments; including such covenants and warranties as I, as such Trustee, may lawfully make, all of my actions in the premises being solely as Trustee and not otherwise, under the powers vested in me under said Installment Deed hereinabove referred to and not as an individual.

WITNESS my hand at Madison, Tennessee on this the 20th day of August, 1992.

THOMAS M. BLACK, TRUSTEE

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS M. BLACK, the within named bargainor, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 20th day of August, 1992.

notary public

My commission expires: 5-11-96

THE ACTUAL CONSIDERATION OR VALUE OF THE PROPERTY, WHICHEVER IS GREATER, IF $45,947.12, THIS 20th DAY OF August, 1992.

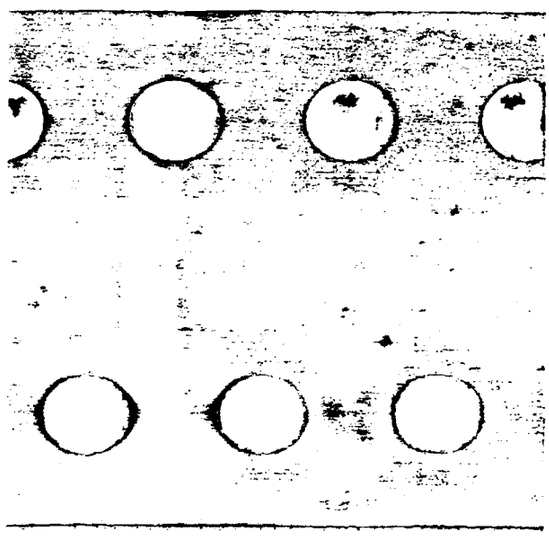
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF August, 1992.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-95

3222 12/18 0101 03CHECK 182.83



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

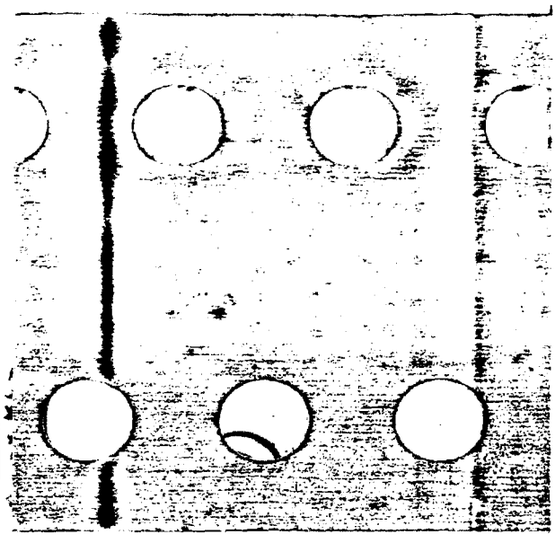
BOOK 8817 PAGE 786

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 45947.12
CON TX 169.83
PRFEE 1.00
WDEED 12.00
TOTAL 182.83
CHECK 182.83

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7.50.48.

IDENTIFICATION REFERENCE

Dec 18 10 48 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 602394