BOOK 8820 PAGE 298

This Instrument Was Prepared By:
Elizabeth M. Adams
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
201 Fourth Avenue North
Nashville, Tennessee 37219

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel No.:
NationsBank of Tennessee c/o AMRESCO Institutional, Inc. 901 West Trade Street GTW4-6 Charlotte, NC 28255	SAME	145-4-28 Field Book OH-11600

4176 12/21 0101 03CHECK 991.58

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this the 21st day of December, 1992, by Elizabeth M. Adams, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated October 20, 1986, of record in Book 7021, page 148, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), Arthur R. Welhoelter and wife, Judith Welhoelter, conveyed to J.R. Cannon, Trustee, the hereinafter described real estate, to secure payment to Commerce Union Bank, predecessor in interest to NationsBank of Tennessee, a state banking institution, of certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default, and notice was given of such default to Arthur R. Welhoelter and wife, Judith Welhoelter, in the manner required by the terms of the Deed of Trust, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, NATIONSBANK OF TENNESSEE, appointed Elizabeth M. Adams to serve as Successor Trustee in place of J.R. Cannon in accordance with the terms of the Deed of Trust by an instrument of record in Book 8762, page 162, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful holder of the Indebtedness, NationsBank of Tennessee, directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in The Nashville Record that the property would be sold at 11:00 o'clock a.m. on Monday, December 21, 1992, at the front door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on November 26, 1992, December 3, 1992, December 10, 1992, and December 17, 1992, and sent a copy of such notice to Arthur R. Welhoelter and wife, Judith Welhoelter, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notice offered the property for sale, and after opening the floor for competitive bids, sold said property to NationsBank of Tennessee, at the price of $263,403.95, this being the highest, last and best bid.

NOW, THEREFORE, I, Elizabeth M. Adams, Successor Trustee as aforesaid, in consideration of the premises and the sum of

$ 263,403.95, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto NationsBank of Tennessee, its successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, together with all improvements now erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now a part of said real property, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the plan of Lealand Manor, Second Addition, not of record, described as follows:
>
> SAID Lot No. 4 fronts 339.9 feet on the northwesterly margin of Overton Lea Road and extends back 241.9 feet on the easterly line and 479.5 feet on the westerly line to a dead line in the rear, measuring 275.0 feet thereon.
>
> Being the same property conveyed to Arthur R. Welhoelter and wife, Judith Welhoelter by deed from Paul A. Gladdys and wife, Karolyn S. Gladdys of record in Book 6318, page 875, Register's Office for Davidson County, Tennessee.

The above description is the same as that contained in the Deed of Trust upon which this foreclosure was held.

This is improved property.

The street address of the property is 1026 Overton Lea Road, Nashville, Tennessee 37220.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee as to any matter whatsoever. Without limiting the foregoing, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE OF HAZARDOUS SUBSTANCES ON OR UNDER THE PROPERTY AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("CERCLA") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "ENVIRONMENTAL LAWS"). Grantee accepts title to the Property subject to any problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards.

To have and to hold the aforesaid real estate, together with all improvements thereon as described above, free from 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 described in the Deed of Trust, as provided in, but only to the extent provided in, the Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) That certain easement of record in Book 6327, page 441, Register's Office of Davidson County, Tennessee.

(3) Restrictions of record in Book 1081, page 643 and Book 1883, page 270, Register's Office of Davidson County, Tennessee.

(4) All matters shown on the unrecorded plan of the Second Addition of Lealand Manor.

(5) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(6) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(7) Such prior easements, building lines, recorded plans and restrictions as may be applicable.

(8) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(9) Rights or claims of parties in possession.

(10) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(11) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(12) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Elizabeth M. Adams, Successor Trustee
ELIZABETH M. ADAMS, SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Rebecca S. Binkley, a Notary Public of the State and County aforesaid, personally appeared ELIZABETH M. ADAMS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 21st day of December, 1992.

Rebecca S. Binkley
Notary Public

My commission expires: 9-24-94

REBECCA S. BINKLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 263,403.95.

Affiant

Subscribed and sworn to before me this the 21st day of December, 1992.

Notary Public

My commission expires: 9-24-94

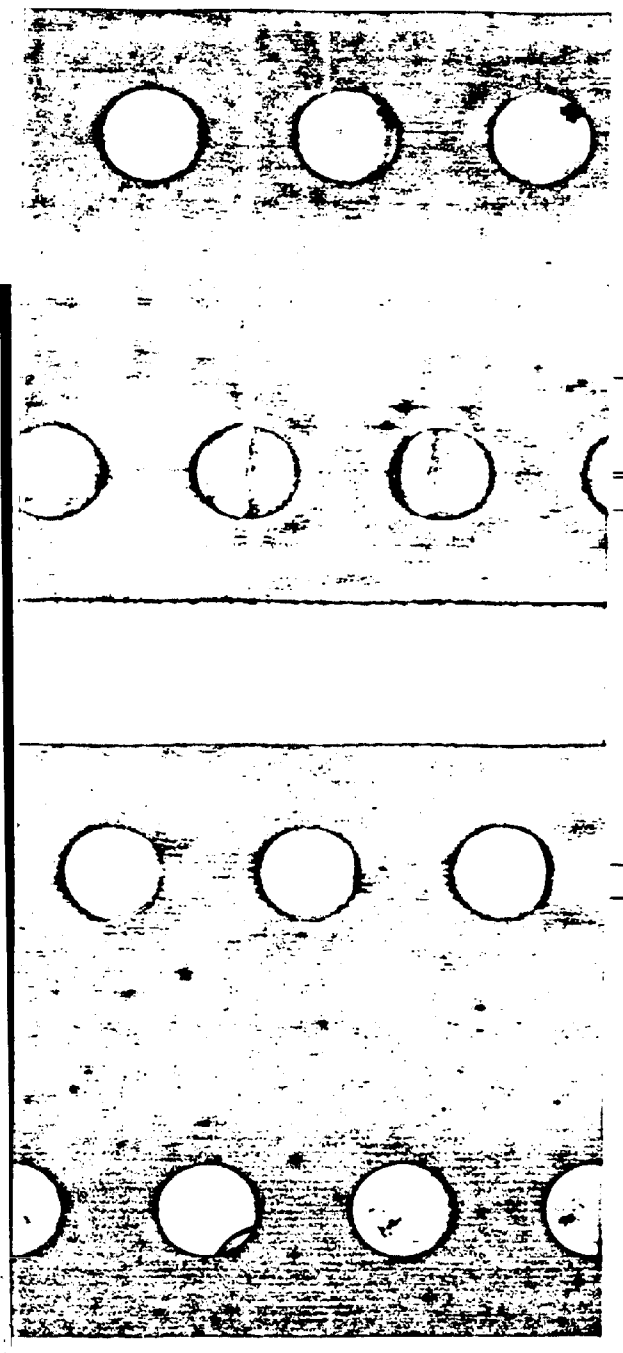
NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

75901

IDENTIFICATION REFERENCE

Dec 21 3 30 PM '92

REGISTER'S OFFICE
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8820 PAGE 302

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		PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TENDERED 24603.85
				CON TX 974.58
				PRFEE 1.00
				WDEED 16.00
				TOTAL 991.58
				CHECK 991.58

12/21/92 01 15:28 0001 4176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.9.0 I.

IDENTIFICATION REFERENCE

DEC 21 3 30 PM '92

FELIX Z. WILSON II REG. STAT.
DAVIDSON COUNTY, TN

No. 603333