THIS INSTRUMENT PREPARED BY:
F. B. Murphy, Jr., Attorney
2120 Crestmoor Road, Suite 2008
Nashville, Tennessee 37215
File Box 9

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ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
C. E. Berry P. O. Box 158145 Nashville, Tennessee 37215	SAME	Map 105-14 Parcel 31

SUCCESSOR TRUSTEE'S DEED

WHEREAS, O. W. Vaughn, Jr., by Deed of Trust (the "Deed of Trust") dated December 17, 1986 of record in Book 7072, page 101, Register's Office for Davidson County, Tennessee, conveyed to Edward T. Kindall, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"), said Note being held and owned by C. E. Berry; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of said Note demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, F. B. Murphy, Jr. was duly appointed as Successor Trustee in the place and stead of Edward T. Kindall, Trustee by the instrument of record in Book 8584, page 144, Register's Office for Davidson County, Tennessee; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Business Journal on November 23, November 30 and December 7, 1992; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Tuesday, December 15, 1992, and C. E. Berry (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Ten Thousand and 00/100 Dollars ($10,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Successor Trustee, and not otherwise, for and in the consideration of a premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Lot No. 5 on the Map of Hirshberg's Subdivision of certain lots in Waverly Plan of lots, of record in Book 161, page 99, Register's Office for said County.

Being the same property conveyed to O. W. Vaughn, Jr. by deed from Lura May Leek, of record in Book 5300, page 546, said Register's Office.

This conveyance is made subject to any and all unpaid taxes that may be a lien against the property; restrictive covenants, easements and set-back lines; any and all redemption rights that exist, including the right of redemption of any government agency; and any and all other prior liens or encumbrances.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Successor Trustee's Deed on the 15th day of December, 1992.

F. B. MURPHY, JR. SUCCESSOR TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, this 15th day of December, 1992.

NOTARY PUBLIC

CATHY LINEBAUGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

AFFIANT

Sworn to and subscribed before me this 15th day of December, 1992.

NOTARY PUBLIC

CATHY LINEBAUGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/23/94

7.8.54.7.

IDENTIFICATION REFERENCE

DEC 31 12 32 PM '92

A. D. WILKINS REGISTER DAVIDSON COUNTY, TN

FEE 11.00 TAX 35.00 RECORDING 1.00 TOTAL 46.00

CHECK



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
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 10000.00
				CON TX 37.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 46.00
				CHECK 46.00
12/31/92		01		12:30 0001 7118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.5 4.7.

IDENTIFI REFERENCE!

DEC 31 12 32 PM '92

...X Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 606231