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SUCCESSOR TRUSTEE'S DEED

BOOK 8829 PAGE 569

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
JOHN + CAROL BARACH 541 HICKORY TRAIL DR. NASHVILLE TN 37209	NEW OWNER	83-10-257
This instrument prepared by: Boult, Cummings, Conners & Berry (ACB) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, Dave Gober, as well as Joyce Faye Gober, wife of Dave Gober, who joined in the execution of the instrument for the purpose of relinguishing any rights she may possess to the property, by Deed of Trust (the "Deed of Trust") dated August 21, 1991, transferred and conveyed to Andrea C. Barach, Trustee, the property described in Exhibit A hereto (the "Property") (the Deed of Trust being of record in Book 8426, page 539, Register's Office for Davidson County, Tennessee); and

WHEREAS, J. Thomas Trent, Jr., Successor Trustee (the "Successor Trustee"), has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8786, page 706, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), Thursday, December 31, 1992, at the Davidson County Courthouse, Nashville, Tennessee when and where John Paul Barach and wife, Carol M. Barach ("Grantee"), became the last and highest bidder for cash at the price of Thirty Thousand and NO/100's dollars ($30,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, J. Thomas Trent, Jr., Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the 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.

J. Thomas Trent, Jr., as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

Words used herein indicating number or gender shall be read as context may require.

Dated this 31st day of December, 1992.

J. Thomas Trent, Jr.

J. Thomas Trent, Jr., as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Karen T. Byrd, a Notary Public in and for said County and State, the within named J. Thomas Trent, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 1992.

Karen T Byrd

Notary Public

My Commission Expires: 11-26-94

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 30,000 .

Andrea O'Bank
AFFIANT

Subscribed and sworn to before me this 31st day of December, 1992.

Karen J Byrd
Notary Public

My Commission Expires: 11-22-94

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the unrecorded Map showing the subdivision of Lot No. 82 on the Plan of Lockeland and described according to a copy of a survey thereof made by W. B. Southgate Surveyor, dated May 1905, of record in Book 57, Page 135, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 52 feet on the northerly margin of Forrest Avenue, formerly Morrow Street, and extends back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Dave Gober by deed of record in Book 8426, page 535, Rgeister's Office for Davidson County, Tennessee.

wp;ktbgobstdf

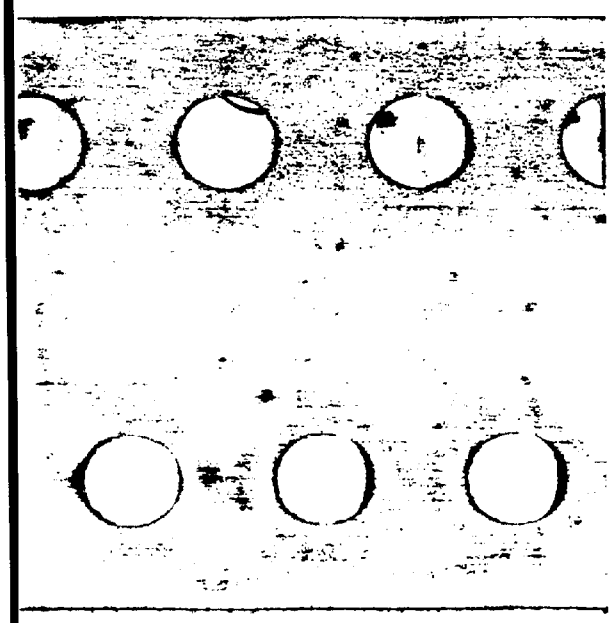
7.8.7.2 3

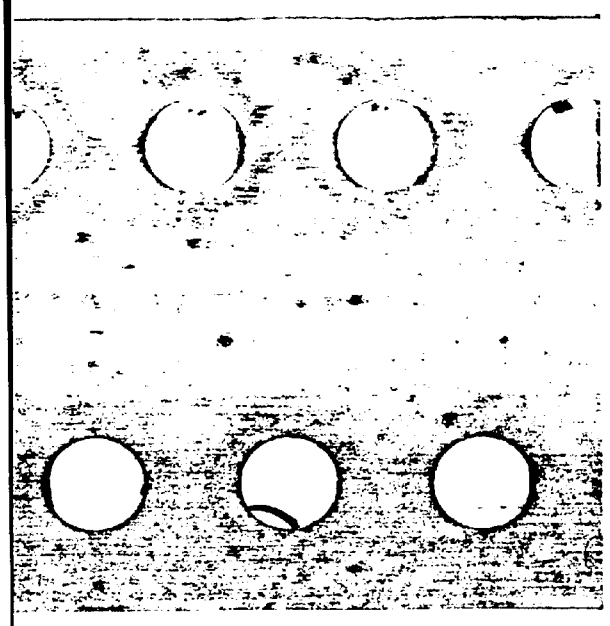
IDENTIFI REFERENCE

DEC 31 2 21 PM '92

DAVIDSON COUNTY, TN

7310 12/31 0101 03CHECK 128.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8829 PAGE 573

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	30000.00
CON TX	111.00
PRFEE	1.00
WDEED	16.00
TOTAL	128.00
CHECK	128.00

12/31/92 01 14:20 0001 7310

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.7.2.3.

IDENTIFICATION REFERENCE

DEC 31 2 22 PM '92

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

No. 606423