Owner & Real Property Tax Responsibility: Trans Financial Bank of TN, FSB 101 W. Lincoln St. P.O. Box 1718 Tullahoma, TN 37388	Tax Information: Map: 120-13-087 Group: Parcel: Control Map:
This instrument prepared by: Vanessa A. Henry Henry & McCord P. O. Box 538 300 North Jackson St. Tullahoma, TN 37388	

TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated the 5th day of June, 1991, of record in the Register's Office of Davidson County, Tennessee, in Book 8369, page 468, STEPHEN P. BATES, conveyed to Thomas Hayes, Trustee, the hereinafter described real estate to secure a certain promissory note dated the 5th day of June, 1991, executed by Stephen P. Bates, in the amount of Thirty Seven Thousand Two Hundred Sixty Four and 00/100 DOLLARS ($37,264.00), payable to Peoples Bank.

WHEREAS, Peoples Bank did subsequently assign said note and deed of trust to First Federal Savings Bank of Tennessee (now Trans Financial Bank of Tennessee, Federal Savings Bank) by instrument of record in Book 8369, page 473, Register's Office, Davidson County, Tennessee; and

WHEREAS, said Deed of Trust provides for the appointment of a Substitute Trustee; and by instrument of record in Book 8797, page 620, Register's Office of Davidson County, Tennessee, Vanessa A. Henry has been duly appointed Substitute Trustee; and

WHEREAS, default was made in the payment of said note and the owner and holder thereof having directed the undersigned Trustee to sell said property, as provided by said Deed of Trust, I, Vanessa A. Henry, Substitute Trustee, did cause said real estate to be advertised for sale in accordance with the terms and provisions of said Deed of Trust, advertising that said property would be sold at 11:00 o'clock a.m. on January 7, 1993 at the main door at the Courthouse in Nashville, Davidson County, Tennessee to the highest, best, and last bidder for cash, in bar of all equities of redemption, homestead, dower, and all other rights and exemptions of every kind, all of said exemptions being expressly waived in

HENRY & McCORD
ATTORNEYS AT LAW
300 NORTH JACKSON ST.
P.O. BOX 538
TULLAHOMA, TENN.
37388

said Deed of Trust but subject to the lien of all taxes assessed against subject property; and at said time and place stated in said Trustee's Notice of Sale of Real estate, and pursuant to said Deed of Trust and said notice, I, Vanessa A. Henry, Substitute Trustee, at 11:00 o'clock a.m. on January 7, 1993, offered said property for sale in front of the main door of the Courthouse in Nashville, Davidson County, Tennessee, at public outcry; and after receiving competitive bids, sold said property to TRANS FINANCIAL BANK OF TENNESSEE, FEDERAL SAVINGS BANK, at the price of FORTY THOUSAND EIGHT HUNDRED FIFTY AND 24/100THS DOLLARS ($40,850.24) cash, this being the highest, last, and best bid.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the sum of FORTY THOUSAND EIGHT HUNDRED FIFTY AND 24/100THS DOLLARS ($40,850.24), paid by the said TRANS FINANCIAL BANK OF TENNESSEE, FEDERAL SAVINGS BANK, and crediting said sum on the indebtedness secured by said Deed of Trust, I, Vanessa A. Henry, Substitute Trustee, have this day bargained and sold and by these presents do hereby sell, transfer, and convey unto the said TRANS FINANCIAL BANK OF TENNESSEE, FEDERAL SAVINGS BANK, its representatives and assigns, that certain tract or parcel of land situated in Davidson County, State of Tennessee, and being more particularly described as follows:

> Being Lot No. 14-B, Zone Lot Division of Lots 14, 17, 19 and 21, Seven Oaks Estates, Section 3, recorded in Book 6250, Page 599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to STEPHEN P. BATES by Deed from Secretary of Housing and Urban Development of record in Book 8369, page 465, Register's Office for Davidson County, Tennessee.
>
> Subject to Declaration of Covenants, Conditions and Restrictions, including liens for special assessments, contained in instrument of record in Book 6439, page 266, Register's Office for said County, and Restrictions and Notes contained in Plat Book 6250, page 599, Register's Office for said County.
> Subject to matters shown on the Plan of record in Book 5200, page 760 and amended in Book 6250, page 599, Register's Office, 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 said TRANS FINANCIAL BANK OF TENNESSEE, FEDERAL SAVINGS BANK, its representatives and assigns, in fee simple, forever, and in bar of

all right or equity of redemption, but subject to the unpaid taxes assessed against subject property.

AND I, Vanessa A. Henry, Substitute Trustee, do hereby transfer, assign, convey and set over unto TRANS FINANCIAL BANK OF TENNESSEE, FEDERAL SAVINGS BANK, all of the covenants and warranties contained in the aforesaid Deed of Trust and do hereby warrant the title to said real estate, as fully as I am authorized to do as Substitute Trustee, but no further or otherwise.

WITNESS MY HAND this the 7th day of January, 1993.

VANESSA A. HENRY
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kathleen M. Renwick, a Notary Public, Vanessa A. Henry, Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this the 7th day of January, 1993.

NOTARY PUBLIC

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires January 29, 1995

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $40,850.24, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

TRANS FINANCIAL BANK OF TENNESSEE, FEDERAL SAVINGS BANK
By: [signature], VICE-PRESIDENT
Affiant

Subscribed and sworn to before me this the 7th day of January, 1993.

Notary Public

My Commission Expires: 1/29/95

KATHLEEN M. RENWICK
Notary at Large
State of Tennessee
Commission Expires January 29, 1995

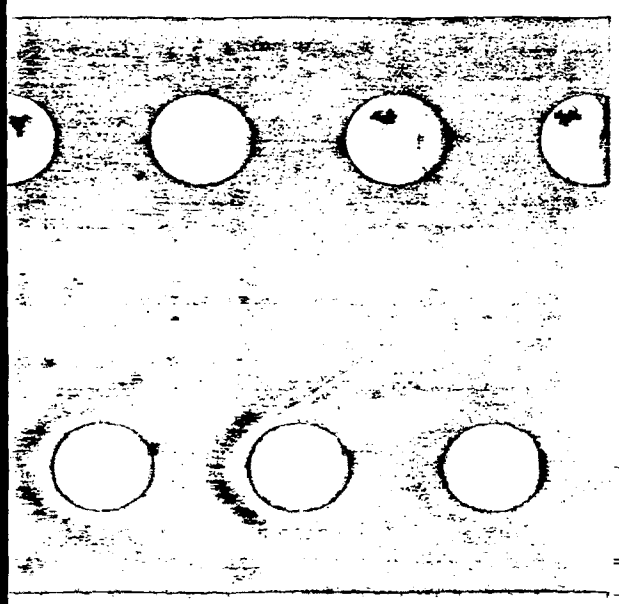
8061.9

IDENTIFICATION REFERENCE

JAN 7 11 15 AM '93

JOE A. WILSON JR REG. ST. R
DAVIDSON COUNTY, TN

3644 01/07 0101 03CHECK 194.33



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

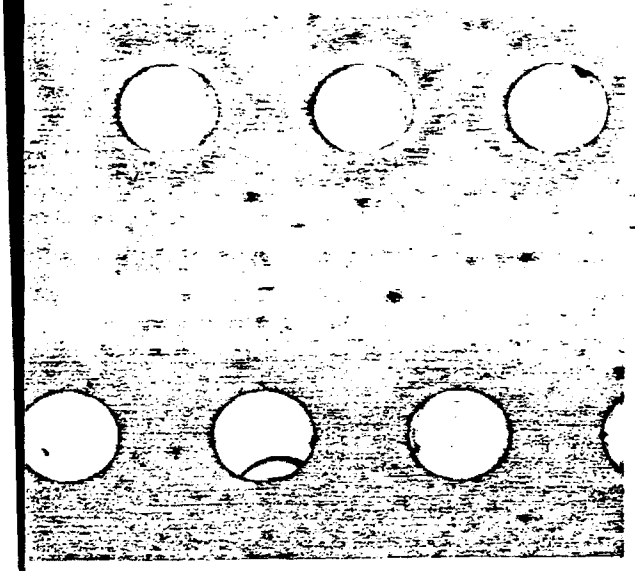
RECEIVED OF _____

FOR _____

BOOK 8835 PAGE 11

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	40850.24
CON TX	151.33
PRFEE	1.00
WDEED	12.00
TOTAL	164.33
CHECK	164.33

01/07/93 01 11:13 0001 3644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80611.9

IDENTIFI REFERENCE

JAN 7 11 15 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608446