Bk 58 (1)

BOOK 8835 PAGE 222

NAME & ADDRESS NEW OWNER:	SEND TAX STATEMENTS TO:	MAP-PARCEL NO:
Ralph A. Edwards 709 Park Avenue Nashville, TN 37209	OWNER 709 Park Ave. Nashville, TN 37209	Map 101 Parcel 112

TRUSTEE'S DEED

WHEREAS, Gilberto Garcia by deed of trust recorded in Book 8405, Page 173, Register's Office for Davidson County, Tennessee, conveyed to Karen Miller Dierksen, Trustee, with power to sell upon default in the payment of the indebtedness therein secured, certain real property hereinafter described; and,

WHEREAS, default in the payment of the indebtedness therein secured was made, and Karen Miller Dierksen, being the lawful owner and holder of said debt, which was evidenced by note, demanded that the property be advertised and sold in satisfaction of said indebtedness, consistent with the power and duties imposed upon said Trustee in said deed of trust; and,

WHEREAS, I, TRUSTEE, caused said property to be duly advertised by notice published once each week for three (3) consecutive weeks and continuing for a period of sixty (60) days following publication of first notice in The Nashville Record, a newspaper published in Davidson County, Tennessee, stating that on Wednesday, November 25, 1992, at 11:00 o'clock a.m., at the front (south) door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the highest and best bidder at public auction for cash, and free from the equity of redemption, homestead, dower, and all other exemptions of every kind, all of which were expressly waived in said deed of trust; and,

WHEREAS, notice of such sale was also given to Gilberto Garcia by certified mail, return receipt requested, at his residence address, 2120 Dellwood Drive, Nashville, Tennessee 37204; and,

WHEREAS, the note evidencing the debt secured by said deed of trust was sold and assigned to Ralph A. Edwards after the publication of the foregoing notice of sale; and,

WHEREAS, at the time and place stated and on said terms I offered said property for sale at public outcry and sold said property to Ralph A. Edwards, a married person, (hereinafter referred to as "GRANTEE"), for his bid of Twenty-Two Thousand and No/100 Dollars ($22,000.00), being the highest and best bid offered.

NOW, THEREFORE, in consideration of the premises and in exercise of the powers and duties vested in me by said deed of trust, and in consideration of the sum of Twenty-Two Thousand and No/100 Dollars ($22,000.00) cash in hand paid, which amount was duly credited on the costs and charges of executing the trust and then on the note herein referred to, the bidder being the owner and holder of said note, I, Karen Miller Dierksen, TRUSTEE, as aforesaid, have bargained and sold and by these presents do transfer and convey unto said GRANTEE, his heirs and assigns, all of the right, title and interest vested in me by said deed of trust in the property therein described, which said property is situated in Davidson County, Tennessee, and described as follows:

LAND in the 8th Civil District of Davidson County, Tennessee.

BEGINNING on the southerly side of the River Road at a point in the Northwest corner of the land herein described and being conveyed and the Northeast corner of the George Woodall property: thence with Woodall's easterly line and south which is also the westerly line of the within described land 1050 feet to a point and the line of the lands of Ed Williams; thence with the Williams land and easterly 100 feet to a point being the Southwest corner of the Kelly property the same being the Northerly with the said Kelly property the same being the easterly line of the within described land 1050 feet to said River Road; thence Westerly along said River Road 100 feet to the point of beginning, containing 2.42 acres, more or less, with the Hereditaments and Appurtenance, rents, royalties, profits, and fixtures thereto appertaining.

Being the same property conveyed to Gilberto Garcia by deed from Karen Miller Dierksen and husband, Karl Dierksen, of record in Book 8405, page 170, said Register's Office.

This is improved property, known as 5825 River Road, Nashville, Davidson County, Tennessee.

The foregoing legal description is the same as in the previous deed of record in Book 8405, page 170, said Register's Office.

This conveyance is made subject to all unpaid real property taxes that are a lien on the said property, and to all prior liens, easements, restrictions and encumbrances which are of record or that may affect the title to the said property.

No lien or claimed lien of the United States with respect to which the provisions of 26 U.S.C. § 7425(b) require notice has been identified. No lien or claimed lien of the State of Tennessee with respect to which the provisions of T.C.A. § 67-1-1433(b)(1) require notice has been located. Therefore, no such notices have been given.

TO HAVE AND HOLD said property with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns forever. And I do hereby transfer and assign unto said GRANTEE, his heirs and assigns, all of the rights and benefits of the covenants and warranties in said deed of trust contained in as full and ample a manner as under it I can or should do, but I convey and assign as Trustee, and not otherwise.

WITNESS my hand this 6 day of January, 1993.

Karen A Miller Dierksen
KAREN MILLER DIERKSEN, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ann B Waddell, a Notary Public in and for said State and County, the within named Karen Miller Dierksen, TRUSTEE, the bargainor, with whom I am personally acquainted, and who acknowledged that she, as such Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of January, 1993.

Ann B Waddell
NOTARY PUBLIC

ANN B. WADDELL NOTARY PUBLIC DAVIDSON CO. STATE OF TENN.

My Commission Expires: 3/23/96

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

Ralph A. Edwards
Affiant

Sworn to and subscribed before me this 6th day of January, 1993.

Ann B Waddell
NOTARY PUBLIC

My Commission Expires: 3/23/96

ANN B. WADDELL NOTARY PUBLIC DAVIDSON CO. STATE OF TENN.

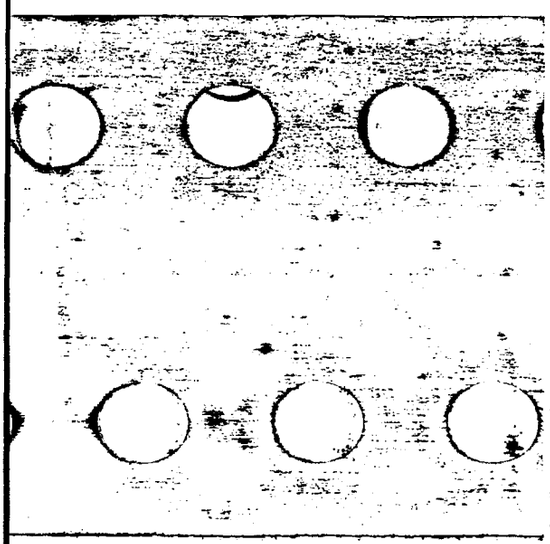
8069

IDENTIFICATION REFERENCE

JAN 7 1 04 PM '93
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2695 01/07 0101 03CHECK 90.40

This Instrument was prepared by:
Leroy J. Ellis, III
Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201



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

RECEIVED OF _____

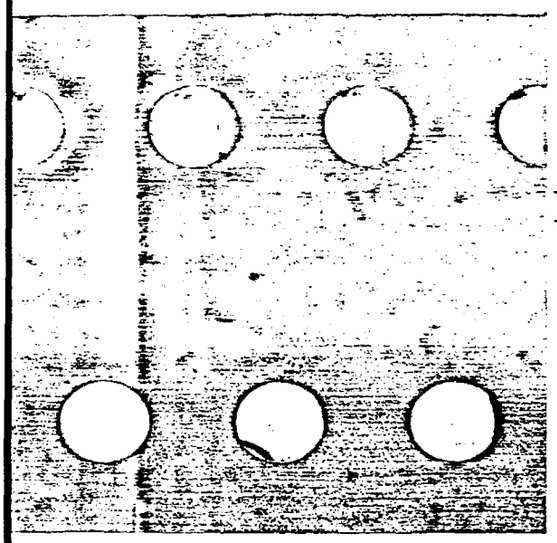
FOR _____

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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 22000.00
				CON TX 81.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 90.40
				CHECK 90.40
01/07/93	01			13:02 0001 3695

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



8066.9

IDENTIFICATION REFERENCE

JAN 7 1 04 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608496