THIS INSTRUMENT PREPARED BY: Eric V. Helmers, Attorney at Law, Seventh Floor, First American Center, Nashville, Tennessee 37237-0721

Address of New Owners:	Send Tax Statements To:	Map & Parcel:
George R. McReynolds	New Owner	Map 104-8D
1825 Wedgewood Avenue	1517 Naples	Parcel 1
Unit 1, The Ritz	Nashville, TN 37207	
Nashville, TN		

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments, provided for in a Deed of Trust dated June 16, 1987, executed by Zainab El-Berry and husband Nouri Naciri, which is recorded in Book 7287, Page 551, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Guaranty Title Company, was appointed Successor Trustee by an instrument of record in Book 8606, Page 605, Register's Office for Davidson County, Tennessee; and,

WHEREAS, Zainab A. El-Berry and M. Nour Naciri filed for protection under Chapter 7 of the U.S. Bankruptcy Code (Case. No. 92-06051-3); and

WHEREAS, Lender obtained relief from the stay in said bankruptcy proceedings; and

WHEREAS, the entire indebtedness was declared due and payable by the lawful holder and owner of the indebtedness secured by said Deed of Trust; and,

WHEREAS, payment not having been made as demanded, Guaranty Title Company, Successor Trustee, advertised in accordance with the provisions of said Deed of Trust that said property would be sold at 10:30 A.M. Friday, December 11, 1992 , at the front door of the Davidson County Courthouse, Nashville, Tennessee, to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but, subject to any and all mortgages, liens, claims and unpaid taxes that may be a lien against the property; and,

WHEREAS, an authorized representative of Guaranty Title Company, Successor Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Sixty Six Thousand Four Hundred Fifty Dollars ($66,450.00) Dollars by George R. McReynolds and said property was knocked off and sold to George R. McReynolds.

NOW, THEREFORE, in consideration of the premises and the sum of Sixty Six Thousand Four Hundred Fifty Dollars ($66,450.00) cash in hand paid by George R. McReynolds, Guaranty Title Company, Successor Trustee, has this day bargained and sold and by these presents does transfer and convey to George R. McReynolds, his heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1, on the Condominium Site Plan, Le Ritz Condominiums of record in Book 6200, page 316, Register's Office for said County. For a more complete description reference is hereby made to said Plan.
>
> Being the same property conveyed to Rupert M. Marigza and Zainab El-Berry by deed from James B. Whitfield and wife, Susan B. Whitfield of record in Book 6497, page 278, Register's Office for Davidson County, Tennessee. AND BEING FURTHER conveyed by Quitclaim Deed to Zainab El-Berry and

husband Nouri Naciri by Rupert M. Marigza and wife, Mary Helen Marigza and Zainab El-Berry of record in Book 7287, page 549, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1990 property taxes plus penalty and interest which are past due and delinquent and are being paid as of date of deed; 1991 property taxes, plus penalty and interest which are past due and delinquent and are being paid as of date of deed; 1992 property taxes are which due and payable; any lien for homeowners association dues; all matters as set forth in the Master Deed of record in Book 6583, page 505 as amended in Book 6676, page 711; By-Laws of the homeowners association of record in Book 6583, page 530; plan of record in Book 6200, page 316; and any and all other matters, whether or not of record.

This is improved property known as 1825 Wedgewood Avenue, Unit 1, The Ritz, Nashville, Tennessee.

This description being the same in the last conveyance of the subject property.

And Guaranty Title Company covenants with the said George R. McReynolds, that it is lawfully seized and possessed of said real and personal property as Successor Trustee only, and by the terms of the above mentioned Deed of Trust, has a good right to sell and convey the same, and that the same is unencumbered, except as set forth above and all mortgages, liens, claims and unpaid taxes that may be a lien against the said real property.

Guaranty Title Company further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real and personal property to George R. McReynolds, his heirs and assigns, against the lawful claims of any persons claiming by or through it as Successor Trustee, but no further or otherwise; it being its intention only to convey to no greater title in the subject real property than it received as Successor Trustee.

Witness my hand this 12th day of January, 1993.

GUARANTY TITLE COMPANY
(Successor Trustee)

By: _____
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Eric V. Helmers, with whom I am personally acquainted, and who acknowledged himself to be Vice President of Guaranty Title Company and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Vice President.

Witness my hand and seal at Nashville, Tennessee, this 12th day of January, 1993.

_____
NOTARY PUBLIC

My Commission Expires:
1-27-96

doc\cj\el-berry deed.ded

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $66,450.00.

Affiant

Subscribed and sworn to before me, this the 12th day of January, 1993.

Notary Public

My Commission Expires:
1-27-96

NOTARY PUBLIC

82086

IDENTIFICATION REFERENCE

JAN 12 4 24 PM '93

DAVIDSON COUNTY, TN

5387 01/12 0101 03CHECK 258.68

doc\cj\el-berry deed.dea

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8839 PAGE 131

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 66450.00
				CON TX 245.68
				PRFEE 1.00
				WDEED 12.00
				TOTAL 258.68
				CHECK 258.68
			01/12/93 01	16:22 0001 5287

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

820866

IDENTIFICATION REFERENCE

JAN 12 4 24 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 610059