FILE NO. 28797 FILE BOX "7"

BOOK 8867 PAGE 275

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 54,000.

Affiant

Subscribed and sworn to before me, this 16th day of February, 1993.

Notary Public

My Commission Expires: 1/22/95

This instrument prepared by:
Alan L. Saturn, Attorney
Saturn and Mazer Title Services, Inc.
212 Third Avenue, North
Nashville, TN. 37201

Address new owner(s) as follows:	Send Tax Bills to:	Map-Parcel Number
MARTHA V. STUART 645 River Rouge Drive Nashville, TN. 37209	S A M E	Map 142-9-A-38 9D 71226

TRUSTEE'S DEED

WHEREAS, CAROLL ANN PEARSON, a single person, by a Deed of Trust dated March 15, 1991, of record in the Office of the Register of Davidson County, Tennessee in Book 8312, Page 137, conveyed to ALAN L. SATURN, Trustee, the hereinafter real property to secure the payment to MARTHA V. STUART of indebtedness more fully described in said Deed of Trust and

WHEREAS, default having been made in the payment of the debts and obligations of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the 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 Record, a newspaper of general circulation published in Davidson County, Tennessee on Thursday, January 14, 1993, Thursday, January 21, 1993, and Thursday, January 28, 1993; and

WHEREAS, the 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 front (south) door of the Davidson County Courthouse in Nashville, Tennessee at 12:00 Noon on Tuesday, February 16, 1993, and MARTHA V. STUART (hereinafter called "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of FIFTY-FOUR THOUSAND ONE HUNDRED AND NO/100------($54,100.00) DOLLARS.

NOW THEREFORE, ALAN L. SATURN, in his capacity as Trustee and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the GRANTEE, her successors and assigns, all his right, title and interest in and to certain real property, situated in Davidson County, Tennessee described as follows:

> LAND in Davidson County, Tennessee, being a part of the Plan of Doral Country Villa Condominiums, Section 2, as of record in Plat Book 4860, Page 122, Register's Office for said County, the part hereby described as follows:
>
> BEING Unit No. 27-A on said plan and described by the Master Deed establishing a Horizontal Property Regime with Respect to Doral Country Villa Condominiums, Section 1, as of record in Book 5011, Page 395, as amended in Book 5015, Page 251, and as made applicable to Section 2, in Book 5048, Page 715, Register's Office for Davidson County, Tennessee. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the property, co-owners and tenants of Doral Country Villa Condominiums, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 5011, Page 395, as amended in Book 5015, Page 251, and Book 5038, Page 715, Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herewith.
>
> BEING the same property conveyed to Carroll Ann Pearson, an Unmarried Person, by deed from Martha V. Stuart, Unmarried, of record in Book 8312, Page 134, Register's Office for Davidson County, Tennessee.

This is improved property known as 828 Todd Preis Drive, Nashville, TN.37221

This conveyance is made subject to:

1. Any and all unpaid taxes that may be a lien against said property.

2. All covenants, conditions and restrictions with respect to Doral Country Villa Condominiums set forth above.

3. Any other matters having a priority over the Deed of Trust, if any.

TO HAVE AND TO HOLD the aforesaid real estate free from the equity of redemption, the statutory right of redemption, exemption of homestead, rights by virtue of marriage, all of which have been waived in the Deed of Trust in as full and complete manner as the undersigned in his capacity as Trustee, and not otherwise, has the power to convey the same.

ALAN L. SATURN, as Trustee, and not otherwise, warrants the title to said property to the Grantee, her successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 16th day of February, 1993.

931.48
IDENTIFICATION REFERENCE
FEB 17 2 27 PM '93
JACK L. WILSON II REGISTER
DAVIDSON COUNTY, TN

ALAN L. SATURN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

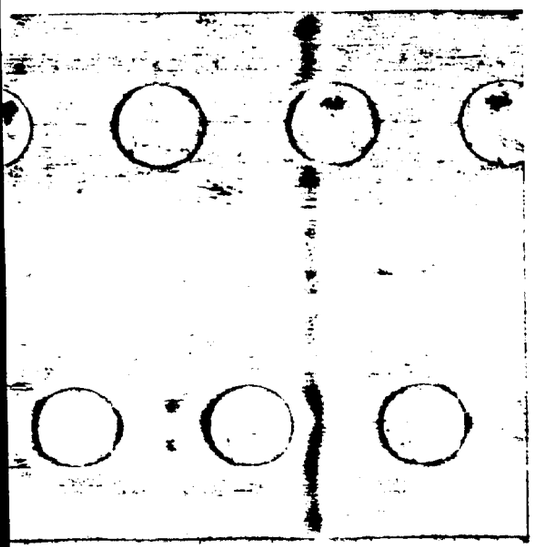
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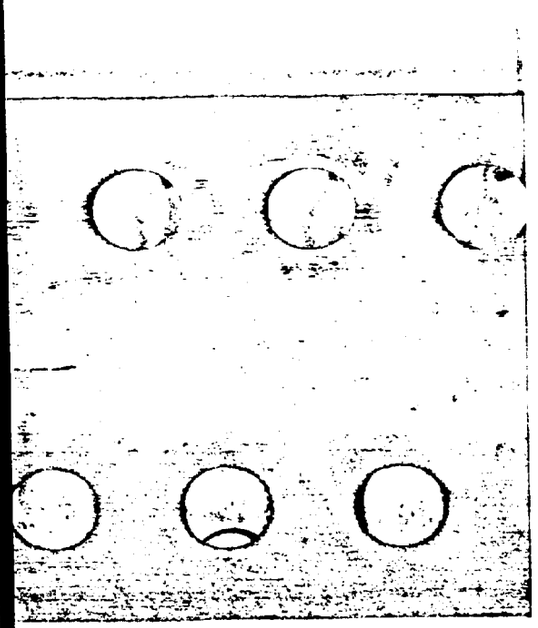
Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named ALAN L. SATURN, Trustee, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand official seal at Nashville, Tennessee, this the 16th day of February, 1993.

NOTARY PUBLIC

My Commission Expires: 11-20-96





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 54100.00
				CON TX 200.17
				PRFEE 1.00
				WDEED 12.00
				TOTAL 213.17
				CHECK 213.17
02/17/93	01			14:26 0001 4540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.3 1: 4. 8:

IDENTIFICATION REFERENCE

FEB 17 2 27 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 622175