ADDRESS OF NEW OWNER:
William B. Metzger
Nancy M. Metzger
5418 Madison Avenue
Evansville, IN 37115

SEND TAX BILLS TO:
OWNER

MAP: 129-8
PARCEL: 69

TRUSTEE'S DEED BOOK 8910 PAGE 561

THIS INSTRUMENT is made and entered into this 7th day of April, 1993, by and between JAMES A. WAECHTER, OF DAVIDSON COUNTY, TN, TRUSTEE, appointed TRUSTEE by instrument of record in BOOK 8565, PAGE 230, at the Register's Office for Davidson County, Tennessee, PARTY OF THE FIRST PART, and William B. Metzger and wife Nancy M. Metzger, the GRANTEE HEREIN, THE PARTY OF THE SECOND PART.

WITNESSETH:

WHEREAS, by DEED OF TRUST dated February 28, 1992, and of record in BOOK 8565, PAGE 230, in the Register's Office for Davidson County, Tennessee, John T. Duckett and wife, Diane M. Duckett conveyed to JAMES A. WAECHTER, TRUSTEE, to secure to William B. Metzger and wife, Nancy M. Metzger, the payment of one note in the amount of One Hundred Nine Thousand Four Hundred Sixteen and 00/100 $***109,416.00; and

WHEREAS, default was made in the payment of said note and the holder thereof having directed the PARTY OF THE FIRST PART to sell said property, as provided by the said DEED OF TRUST, the PARTY OF THE FIRST PART did, by publication in The Nashville Record advertise the said property to be sold on this date, and pursuant to said publication, on this date, during the legal hours and at the advertised time, the PARTY OF THE FIRST PART offered the said property for sale at front door of the Court House in Nashville, Davidson County, Tennesssee, after receiving competitive bids, sold said property to William B. Metzger and wife, Nancy M. Metzger, at the price of $*** 93,659.20 this being the highest, last and best bid.

NOW, THEREFORE, this DEED WITNESSETH: THAT FOR AND IN CONSIDERATION OF THE SUM OF $*** 93,659.20, cash in hand paid, the receipt of which is hereby acknowledged, the PARTY OF THE FIRST PART has this day bargained and sold and does hereby sell, transfer and convey unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, forever, the following described tract or tracts of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Section 1, Warner Park Valley, as of record in Book 3600, Page 12, 13, and 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to John T. Duckett and wife, Diane M. Duckett by deed of record in Book 8565, Page 227, Register's Office for Davidson County, Tennessee.

Being improved real property with a mailing address of 1044 Percy Warner Blvd.; Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging, unto PARTY OF THE SECOND PART, its/their successors, heirs and assigns, in fee simple, forever, but subject to any real estate taxes or rights of equity of redemption, and deeds of trust, if any.

AND PARTY OF THE FIRST PART, as TRUSTEE, does hereby tranfer, assign and set over unto PARTY OF THE SECOND PART, all of the covenants and warranties contained in the aforesaid DEED OF TRUST and does hereby warrant the title as fully as he is authorized to do as TRUSTEE but not further or otherwise. WITNESS MY HAND this 7th day of April, 1993.

BY: _____ Trustee

JAMES A. WAECHTER, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Waechter, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 7th day of April 1993.

Notary Public

My Commission Expires:
5/28/95

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transaction, whichever is greater, is $*** 97,659.00.

AFFIANT

Subscribed to or sworn to before me this 7th day of April 1993.

Notary Public

My Commission Expires:
5/28/95

PREPARED BY:
Walt, Dyer & James, Attorneys
Suite 130, One Burton Hills Blvd.
Nashville, Tennessee 37215

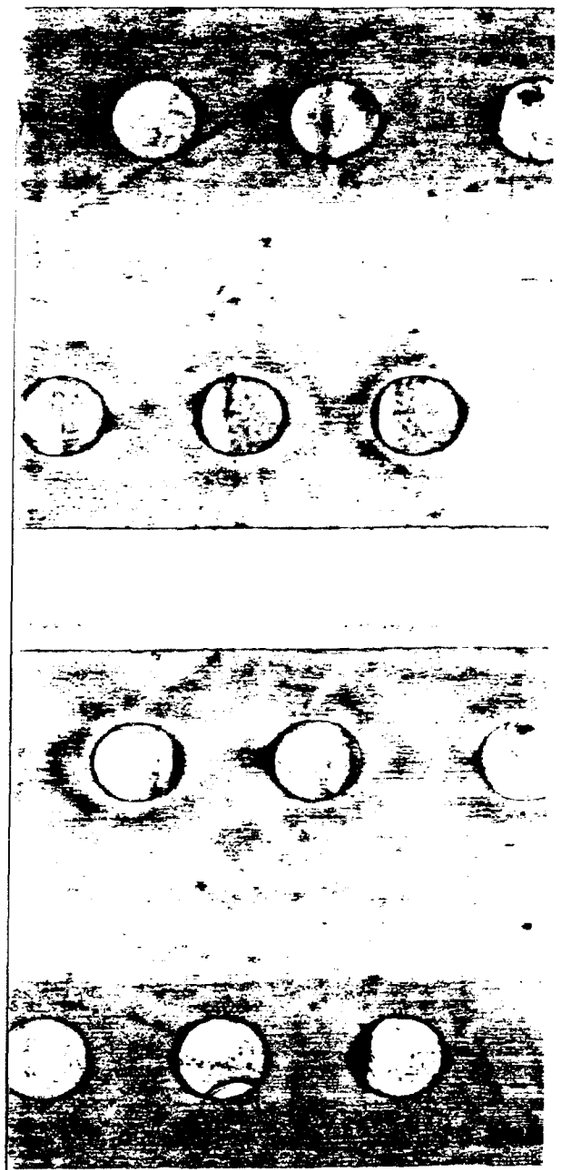
FILE Box 61

07543

TITLE REFERENCE

APR 7 1 17 PM '93

3136 04/07 0101 03CHECK 359.69



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8910 PAGE 564

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 93659.20
				CON TX 346.69
				PRFEE 1.00
				WDEED 12.00
				TOTAL 359.69
				CHECK 359.69
			04/07/93 01	13:16 0001 3136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07543

IDENTIFICATION REFERENCE

APR 7 1 17 PM '93

DAVIDSON COUNTY, TN

No. 637925