BOOK 8942 PAGE 210

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
NationsBank of Tennessee, N.A. 1 NationsBank Plaza Nashville, TN 37239	52-3-94	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219		37.55

WHEREAS, ARNULFO A. AGBUNAG and wife, DEBRA K. AGBUNAG, by Deed of Trust (the "Deed of Trust") dated June 25, 1987, transferred and conveyed to Stephen C. Baker, Trustee, the property described in Exhibit A hereto (the "Property") (the Deed of Trust being of record in Book 7287, page 851, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 8912, page 543, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at twelve o'clock (noon), May 6, 1993, at the Davidson County Courthouse, Nashville, Tennessee when and where NationsBank of Tennessee, N.A. ("Grantee"), became the last and highest bidder for cash at the price of One Hundred Thousand and No/100 Dollars ($100,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, H. Frederick Humbracht, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

H. Frederick Humbracht, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the

lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive covenants contained in instrument of record in Book 1133, page 83, Register's Office for Davidson County, Tennessee.

3. Plan of record in Book 974, page 39, said Register's Office.

4. Easement for right of way of record in Book 1133, page 83, said Register's Office.

5. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 6th day of May, 1993.

H. Frederick Humbracht, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen T. Byrd, a Notary Public in and for said County and State, the within named H. Frederick Humbracht, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-26-94

66590/KBJ
111312-001 5/6/93

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 100,000.

AFFIANT

Subscribed and sworn to before me this 6th day of May, 1993.

Notary Public

My Commission Expires: 11-20-97

66590/RBJ
111312-001 5/6/93

EXHIBIT A

Land in Davidson County, Tennessee, more particularly described as follows:

Being a lot marked "A" on the Map of Homeacres as of record in Book 974, page 39, Register's Office for said County.

Said Lot "A" fronts 200 feet on the westerly margin of Larkin Springs Road and extends back between lines, 208 feet on the southerly line and 208 feet on the northerly line, to a dead line in the rear measuring 200 feet thereon.

Being the same property conveyed to Arnulfo A. Agbunag and wife, Merle P. Agbunag, by deed from Anita D. Gant and husband, Julian C. Gant, of record in Book 5201, page 43, Register's Office for said County, and being the same property vested in Arnulfo A. Agbunag, in fee simple, absolute, by Final Divorce Decree No. 82D-840, of record in Book 6097, page 405, said Register's Office.

17534

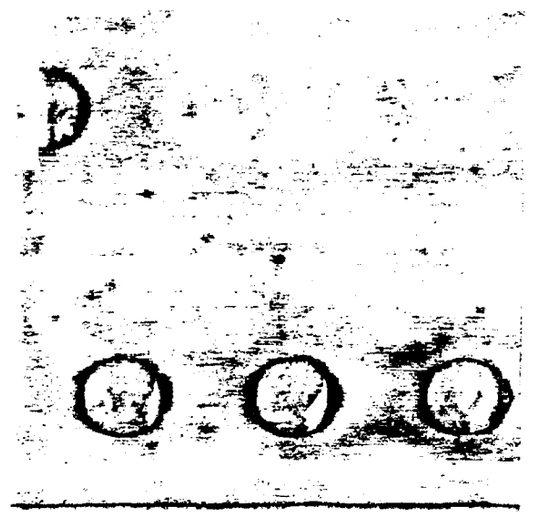
IDENTIFI REFERENCE

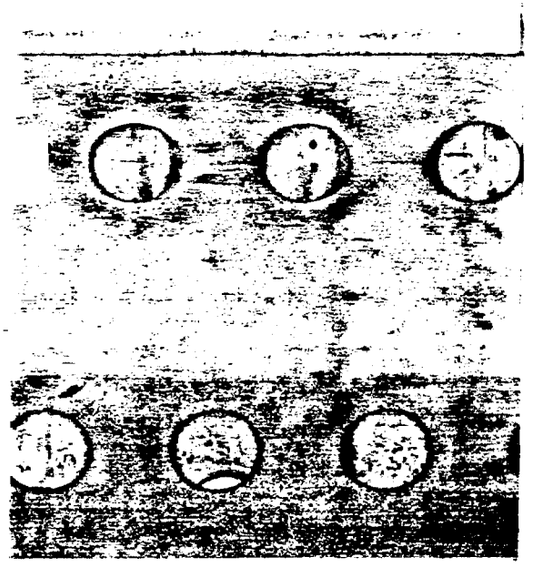
MAY 7 1 40 PM '93

DAVIDSON COUNTY, TN

0765 05/07 0101 03CHECK 387.00

66590/RBJ
111312-001/ 5/6/93





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

RECEIVED OF _____

FOR _____

BOOK 8942 PAGE 244

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
			MAMT	100000.00
			MOR TX	370.00
			ERR CO	
			MOR TX	370.00-
			CANCEL	
05/07/93	01		13:39 0001	0764
			CAMT	100000.00
			CON TX	370.00
			PR FEE	1.00
			MDEED	16.00
			TOTAL	387.00
			CHECK	387.00
05/07/93	01		13:40 0001	0765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.7.5 3 4

IDENTIFI REFERENCE

MAY 7 1 40 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 648876