TRUSTEE'S DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 9,000.00

Affiant

Sworn to and subscribed before me this 24 day of June, 1993.

NOTARY PUBLIC

My Commission Expires: 9-16-95

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
John Sowell, et ux	Same	Map 81-11
P. O. Box 25		
Christiana, TN 37037-0025		Par 313

WHEREAS, under a Deed of a Trust, dated February 6, 1992, and recorded in Book 8545, Page 368, Register's Office for Davidson County, Tennessee, GEORGE W. BAXTER and wife, WILLIE B. MC DONALD BAXTER, conveyed to ROBERT F. SPANN, Trustee, the herein described property; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness requested ROBERT F. SPANN, Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, ROBERT F. SPANN, Trustee, did give twenty days notice of the time, place, and terms of the sale by an advertisement in three weekly publications, and it appeared in the *Nashville Record* on the dates of June 3, 1993, June 10, 1993, and June 17, 1993, stating that on June 25, 1993, at 11:00 A.M. at the front door of the Courthouse, Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash, free and clear of the equity of homestead, redemption, and dower, which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes and other encumbrances which may appear of record in the Register's Office for Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, ROBERT F. SPANN, Trustee, offered and sold said property to John Sowell and wife, Mattie L. Sowell, for $9,000.00, which was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, ROBERT F. SPANN, Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said John Sowell and wife, Mattie L. Sowell, (hereinafter referred to as Grantees), their successors and assigns, the following described property, to wit:

BEING the south 1/2 of Lot. No. 290 on the Map of D . T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the east side of 16th Avenue, North and runs between parallel lines 170 feet to an alley.

BEING the same property conveyed to George W. Baxter and wife, Willie B. McDonald Baxter, deed from John N. Sowell and wife, Mattie L. Sowell of record in Book 8545, Page 365, Register's Office for Davidson County, Tennessee.

TO HAVE AND HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantees, their successor and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantees all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 29 day of June, 1993.

Robert F. Spann, Trustee

ROBERT F. SPANN, Trustee

36222
IDENTIF. & REFERENCE

93 JUN 30 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT F. SPANN, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

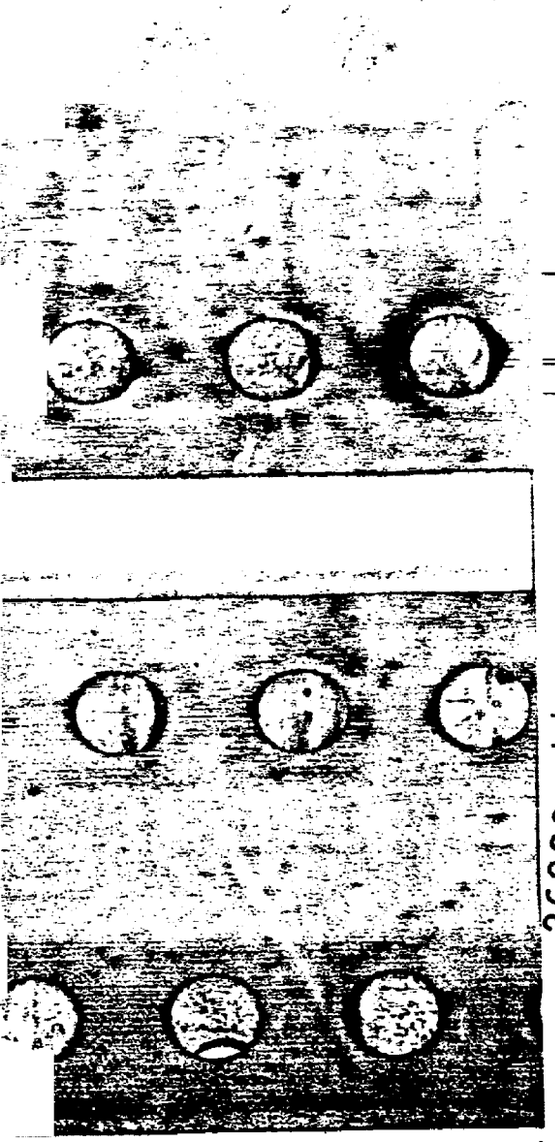
WITNESS my hand and official seal this 29 day of June, 1993.

Betty Ezell
NOTARY PUBLIC

My Commission Expires: 9-16-95

3996 06/30 0101 03CHECK 42.30

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



RECEIVED OF _____

FOR _____

BOOK 8999 PAGE 287

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 9000.00
				CON TX 33.30
				PRFEE 1.00
				WDEED 8.00
				TOTAL 42.30
				CHECK 42.30

06/30/93 01 15:07 0001 3996

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36222
IDENTIF. ↑ REFERENCE

93 JUN 30 PM 3:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 669178