THIS INSTRUMENT PREPARED BY:
Legal Department
721 First American Center
Nashville, Tennessee 37237-0721

Address of New Owner:	Send Tax Statements To:	Map & Parcel:
W.H. Emery	W.H. Emery	Map 119-9
2710 Grandview Avenue	4015 Old Hillsboro Road	Parcel 48
Nashville, TN 37211	Nashville, TN	

TRUSTEE'S DEED

WHEREAS, default occurred under the terms, conditions and payments, provided for in a Deed of Trust dated June 30, 1989, executed by FDR Company, a general partnership composed of Martha J. Flowers, E. Paul Rector, and Joe T. Darnell, which Deed of Trust is recorded in Book 7893, Page 575, Register's Office for Davidson County, Tennessee (the "Deed of Trust") and covers real property known as 2710 Grandview Avenue, Davidson County, Tennessee (the "Property"); and

WHEREAS, said Deed of Trust was modified to allow for a sale to be held at the Property site; and

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

WHEREAS, payment not having been made as demanded, Guaranty Title Company, Trustee, advertised in accordance with the provisions of said Deed of Trust that said Property would be sold on Thursday, July 1, 1993, at 12:00 NOON, at 2710 Grandview Avenue, Nashville, TN 37211, 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, unpaid taxes, or other lien of any nature, that may be encumbrances against the Property; and,

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WHEREAS, an authorized representative of Guaranty Title Company, Trustee, appeared and offered said Property for sale at public outcry and the highest, best and last bid received was the sum of Seventy Six Thousand Five Hundred and NO/100 Dollars ($76,500.00) by W.H. Emery, and said Property was knocked off and sold to W.H. Emery;

NOW, THEREFORE, in consideration of the premises and the sum of Seventy Six Thousand Five Hundred and NO/100 Dollars ($76,500.00) in certified funds paid by W.H. Emery ("Grantee"), Guaranty Title Company, Trustee ("Grantor"), has this day bargained and sold and by these presents does transfer and convey the Property to Grantee, an individual, his heirs and assigns. The Property is further described as follows:

A certain tract or parcel of land situated in Davidson County, Tennessee and described as follows:

LAND in Davidson County, Tennessee, being Lot No. 40 on the corrected and revised plan of Thompson & Rings Subdivision of Edenwold Park as of record in Book 332, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more detailed description.

Being part of the same property conveyed to FDR Company, a Tennessee General partnership composed of Martha J. Flowers, E. Paul Rector and Joe T. Darnell by deed from Gary R. Hernandez and wife, Rita M. Hernandez of record in Book 7635, page 6, Register's Office for Davidson County, Tennessee.

This is improved property known as 2710 Grandview Avenue, Nashville, TN 37211.

This conveyance is made subject to the following: 1993 property taxes, a lien but not yet due and payable; easement for sanitary sewers and/or storm drainage of record in Book 4243, page 891, Register's Office for Davidson County, Tennessee; grant of Gas Service Line or Fuel Line easement of record in Book 6144, page 739, said Register's Office; possible rights of existing tenant occupying the Property; and any and all other liens of any nature, whether or not of record.

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

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said Property as 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.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to Grantee, his heirs and assigns, only against the lawful claims of any persons claiming by or through Grantor as Trustee, but not further or otherwise; it being Grantor's intention to convey no greater title in the subject Property than it received as Trustee.

Witness my hand this 14th day of July, 1993.

GUARANTY TITLE COMPANY, TRUSTEE
(Grantor)

By: B Anthony Saunders
B. Anthony Saunders
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, B. Anthony Saunders, 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 14th day of July, 1993.

Cheryl N. Howell
NOTARY PUBLIC

My Commission Expires:
1/22/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $76,500.00.

W. H. Emery
Affiant

Subscribed and sworn to before me, this the 14th day of July, 1993.

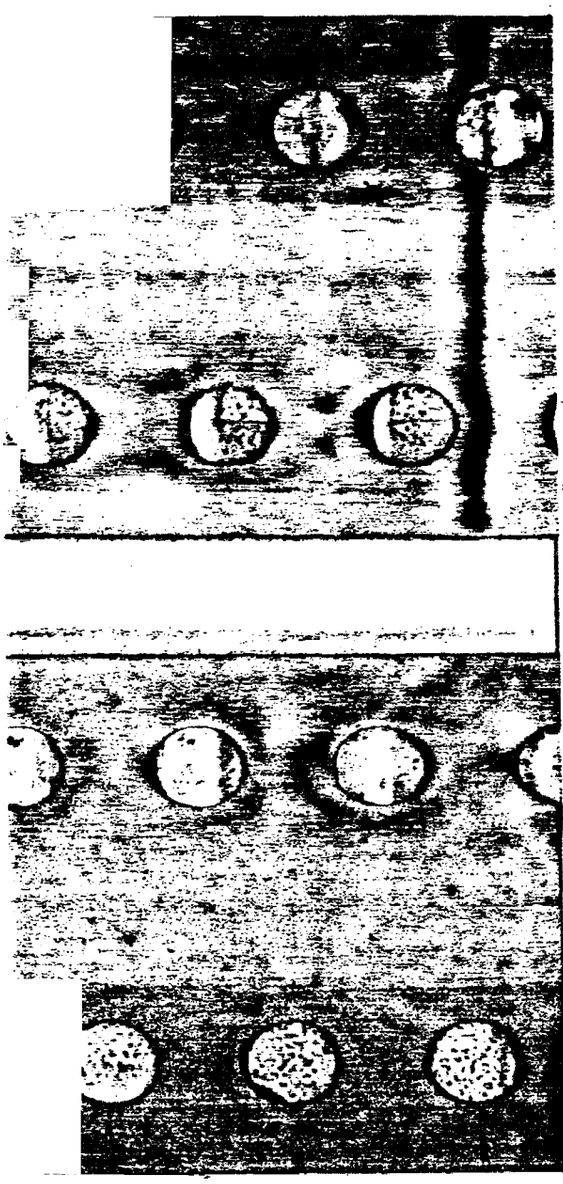
Cheryl N. Howell
Notary Public

My Commission Expires: 1/22/95

93 JUL 19 PM 1:59
PAUL X. WILSON REGISTER
DAVIDSON COUNTY, TN

42332
IDENTIF. & REFERENCE

doc\cj\fdr#1.ded



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

RECEIVED OF _____

FOR _____

BOOK 9017 PAGE 911

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 76500.00
CON TX 283.05
PRFEE 1.00
WDEED 8.00
TOTAL 292.05
CHECK 292.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/19/93 01 14:00 0001 5320

42332
IDENTIF. # REFERENCE

93 JUL 19 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 675716