THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

SUCCESSOR TRUSTEE'S DEED

BOOK 9038 PAGE 777

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Fred Yazdian	**SAME**	**103-1-53**
808 Harpeth Trace Place		**Field Book No.:**
Nashville, TN 37221		**08 DA 47 615**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $85,818.79.

Affiant

Subscribed to and sworn before me this 2nd day of August, 1993.

Notary Public

My Commission Expires: 3/22/97

CAROLE D. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument is made and entered into on this the 2nd day of August, 1993, by Cyrus L. Booker, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by Deed of Trust dated the 19th day of November, 1987, of record in Book 7411, page 981, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"), John R. Beesley, III and wife, Kathryn S. Beesley and Jerome Rosenblum and wife, Brenda G. Rosenblum conveyed to Stephen C. Baker, Trustee, the hereinafter described real estate, to secure payment to NationsBank, formerly Sovran Bank/Central South, Nashville, Tennessee of a certain indebtedness described in the Deed of Trust (the "Indebtedness"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default, and

WHEREAS, the lawful holder of the Indebtedness, NationsBank, appointed Cyrus L. Booker to serve as Successor Trustee in place of Stephen C. Baker, in accordance with the terms of the Deed of Trust by an instrument in Book 8979, page 381, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful holder of the Indebtedness, NationsBank, directed the Successor Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Successor Trustee caused notice to be published in the Nashville Record that the property would be sold at 10:20 a.m. on July 14, 1993, at the front door of the Metropolitan Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on June 17, 1993, June 24, 1993 and July 1, 1993, and sent a copy of such notice to John R. Beesley, III and wife, Kathryn S. Beesley and Jerome Rosenblum and wife, Brenda G. Rosenblum, and following such notice the default was not cured; and

WHEREAS, the Successor Trustee at the time, place and date specified in said notices, offered the property for sale, and after opening the floor for competitive bids, sold said property to Fred Yazdian, at the price of Eighty-Five Thousand Eight Hundred Eighteen and 79/100 Dollars ($85,818.79), this being the highest, last and best bid.

NOW, THEREFORE, I, Cyrus L. Booker, Successor Trustee as aforesaid, in consideration of the premises and the sum of $85,818.79, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Fred Yazdian, his heirs, successors and assigns (the "Grantee") all of my right, title and interest in and to the following described real estate, together with any and all improvements located on the property, and all easements, rights, appurtenances, rents and profits now or hereafter existing in connection with the property or derived therefrom, and all fixtures now or hereafter attached to the property, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 11 and all of Lot No. 12 on the Plan of John B. Cowden's Subdivision No. 7, not of record, and described according to a survey made by Norris H. Hickerson, Surveyor, dated 20 June 1952, as follows:

Beginning at the northwest corner of Cowan, formerly Balmy Avenue, and John B. Street; thence with the westerly margin of Cowan Avenue, North 2, 30' West 54.5 feet to the corner of Lot Nos. 12 and 13; thence with the line between said Lots, westerly 74 feet, more or less, continuing in the same direction 56 feet, more or less, to the easterly line of the property conveyed to Edward T. Holloway and wife, by deed from John B. Cowden, Trustee, of record in Book 2148, page 480, Register's Office for said County; thence with said Holloway's easterly line, southerly 91 feet, more or less, to the point of beginning.

Being the same property conveyed to John R. Beesley, III and Jerome Rosenblum, by quitclaim deed from Linda F. Wood, of record in Book 5970, page 288, as re-recorded in Book 5974, page 760, Register's Office for Davidson County, Tennessee, and being the same property conveyed to John R. Beesley, III and Jerome Rosenblum, as tenants in common, by deed from Thomas E. Jones, of record in Book 5970, page 292, said Register's Office.

This is improved property, known as 6028 Neighborly Avenue, Nashville, Tennessee.

The Property is being sold AS IS WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied. Without limiting the foregoing, THE PROPERTY IS BEING SOLD WITHOUT ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

To have and to hold the aforementioned real estate, together with all improvements thereon as described above, free of all legal, equitable, and statutory rights of redemption, exemption or homestead, all rights arising by virtue of marriage, and all other similar exemptions and rights arising under or created by an applicable statute or judicial decision waived in the Deed of Trust as provided in, but only to the extent provided in, said Deed of Trust.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof;

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such prior easements, building lines, recorded plans and restrictions as may be applicable.

(5) Any right of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

Witness the signature of the Successor Trustee on this the day and date first above written.

49011

RECEIVED FOR RECORD
93 AUG -5 PM 2:29

Cyrus L. Booker,
Successor Trustee

6471 08/05 0101 03CHECK 330.46

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cyrus L. Booker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee, and that he as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Successor Trustee.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 2nd day of August, 1993.

CAROLE D. SMITH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 3/22/97



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

RECEIVED OF _____

FOR _____

BOOK 9038 PAGE 780

CO CONVEYANCE	CC CERTIFIED COPY	MISC MISCELLANEOUS
MORTGAGE	REL RELEASE	CO Tx STATE TAX CONVEY
WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO Tx STATE TAX MORT
TRUST DEED		PRFEE PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAPT	85818.79
CON TX	317.46
PRFEE	1.00
#DEED	12.00
TOTAL	330.46
CHECK	330.46

08/05/93 01 14:30 0001 6491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49011
Identify Reference

93 AUG -5 PM 2:29

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 682871