Samuel H. Johnson

Name and address of new owner:
Southern Financial, Inc.
4825 Trousdale Drive
Suite 238
Nashville, TN 37220

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Mail

Map and Parcel No.
15-14-54
14D51580

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated March 16, 1993, recorded in Book 8890, page 764, re-recorded in Book 8895, page 522, Register's Office, Davidson County, Tennessee, Samuel H. Johnson, conveyed to John Bruno, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated October 13, 1993, and recorded in Book 9123, page 713, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; 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 having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of October 21, 28, and November 4, 1993, stating that on November 12, 1993, at 12:30 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly

waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Southern Financial, Inc., for $60,000.00, which amount 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, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows:
>
> Being Lot No. 10 on the Plan of William Hills Subdivision, Section 2, of record in Book 4460, page 62, Register's Office for said County.
>
> Said Lot No. 10 fronts 140 feet on the southerly side of Gerald Drive and extends back 355.39 feet on the easterly line and 305.18 feet on the westerly line to a dead line in the rear on which it measures 148.74 feet.
>
> Being the same property conveyed to Samuel H. Johnson and wife, Diana G. Johnson, by Deed of record in Deed Book 4672, page 166, Register's office, Davidson County, Tennessee, and being the same property conveyed to Samuel H. Johnson by quitclaim deed from Diana Gail Johnson, of record in Book 8895, page 519, Register's office, Davidson County, Tennessee.
>
> This is improved property located at 7624 Gerald Drive, Joelton, Tennessee 37080.
>
> The above legal description is identical to the legal description in the previous deed of record.

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

And I do further transfer and assign unto the said Grantee 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 12th day of November, 1993.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute 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, on this the 12th day of November, 1993.

Lori Wilson
Notary Public

My Commission Expires: 1-25-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Affiant

Subscribed and sworn before me, this 12th day of November, 1993.

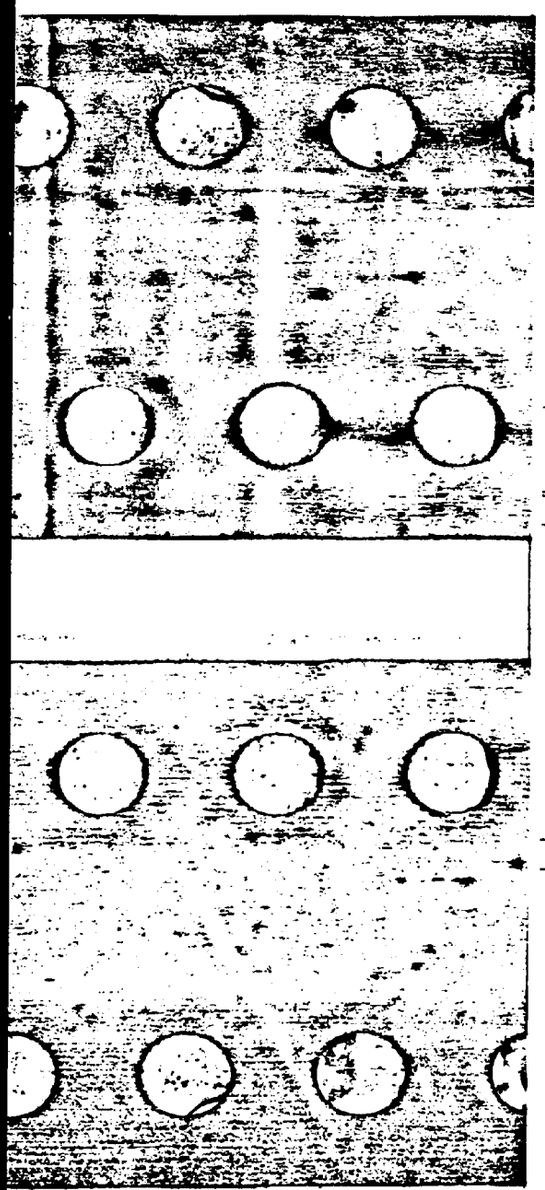
Lori Wilson
Notary Public

My Commission Expires: 1-25-97

87282
IDENTIFICATION REFERENCE

93 NOV 18 PM 1:02
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0057 11/18 0101 03CHECK 235.00



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

RECEIVED OF _____

FOR _____

BOOK 9156 PAGE 575

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 235.00
				CHECK 235.00
			11/18/93 01	13:03 0001 0057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

87282
IDENTIFICATION REFERENCE

93 NOV 18 PM 1:02
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 723813