This Instrument Prepared By:

7124 01/07 0101 03CHECK 631.64

JONES & SHOCKLEY
1319 Fifth Avenue North
Nashville, TN 37208

Mail

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Dennis Joslin 105 Rawles Dyersburg, TN 38024	Same as New Owner	130-1-139

SUCCESSOR TRUSTEE'S DEED

This instrument is made and entered into on this 4th day of January, 1994, by Susan Short Jones, Successor Trustee (hereinafter referred to as "Successor Trustee").

WHEREAS, by a Deed of Trust dated the 31st day of March, 1989, of record in Book 7807, page 672, Register's Office for Davidson County, Tennessee, Dwaine L. Anderson, and wife Judith L. Anderson, conveyed to Union Financial Corporation, Trustee, the hereinafter described real estate, to secure payment to Metropolitan Federal Savings and Loan Association for a certain indebtedness described in the Deed of Trust (the "Indebtedness"), which Indebtedness is presently held and owned by Dennis Joslin; and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the Indebtedness secured by the Deed of Trust declared the Deed of Trust to be in default and notice was given of such default to Dwaine L. Anderson, and wife Judith L. Anderson, but following such notice the default was not cured; and

WHEREAS, the lawful holder of the Indebtedness, Dennis Joslin, appointed Susan Short Jones to serve as Successor Trustee in place and stead of Union Financial Corporation, in accordance with the terms of the Deed of Trust, by an instrument of record in Book 9066, page 849, said Register's Office; and

WHEREAS, the lawful holder of the Indebtedness, Dennis Joslin, 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 10:30 a.m., January 4, 1994, at the front door of the Davidson County Courthouse in Nashville, Tennessee, such advertisement appearing in said paper on November 25, 1993, December 2, 1993, and December 9, 1993, and a copy of such notice was sent to Dwaine L. Anderson, and wife Judith L. Anderson, 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 Dennis Joslin, at the price of One Hundred Sixty Seven Thousand One Hundred Sixty One and 72/Hundredths Dollars ($167,161.72), this being the highest, last and best bid.

NOW, THEREFORE, I, Susan Short Jones, Successor Trustee as aforesaid, in consideration of the premises and the sum of One Hundred Sixty Seven Thousand One Hundred Sixty One and 72/Hundredths Dollars ($167,161.72) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and

convey unto Dennis Joslin, his 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, fixtures, appurtenances, easements, and privileges thereunto belonging, of whatever nature or kind erected or hereinafter erected therein or thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 21 and 22 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lots Nos. 21 and 22 fronts 60 feet each on the northeasterly side of Westover Drive and run back between parallel lines 210 feet to a dead line.

Being the same property conveyed to Dwaine L. Anderson and wife Judith L. Anderson, from Billy L. Houston, Unmarried by Warranty Deed of record in Book 7807, Page 665, Register's Office for said County.

The street address of the Property is 242 Harding Place, Nashville, Tennessee 37205.

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 aforesaid real estate, together with all improvements thereon as described above, free of all rights of equitable and statutory redemption, homestead, dower, curtesy and all other exemptions of every kind, all of which were waived in the Deed of Trust, 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 not filed, 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, records plans and restrictions as may be applicable.

(5) Any rights 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.

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

Susan Short Jones
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, ANGELITA BLACKSHEAR, a Notary Public of the State and County aforesaid, personally appeared Susan Short Jones, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 4 day of January, 1994.

Angelita Blackshear
Notary Public

My Commission Expires: My Commission Expires Nov. 22, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $167,161.72.

Susan Short Jones
Affiant

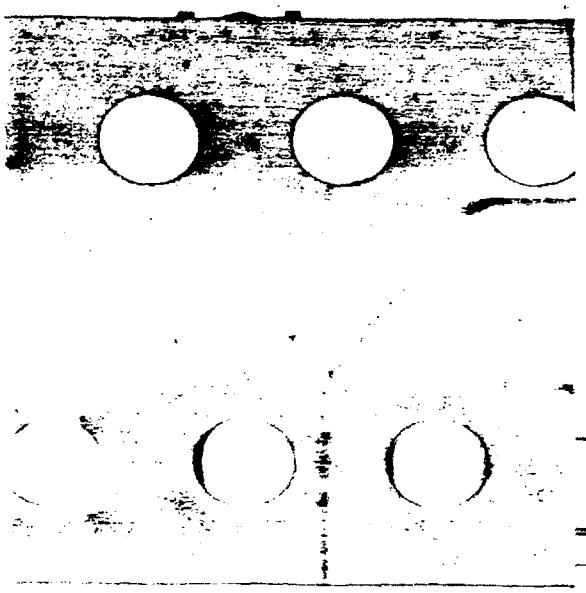
Subscribed and sworn to before me this the 4 day of JANUARY, 1994.

Angelita Blackshear
Notary Public

My Commission Expires: My Commission Expires Nov. 22, 1997

05254
IDENTIF. & REFERENCE

94 JAN -7 AM 8:57
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9214 PAGE 50

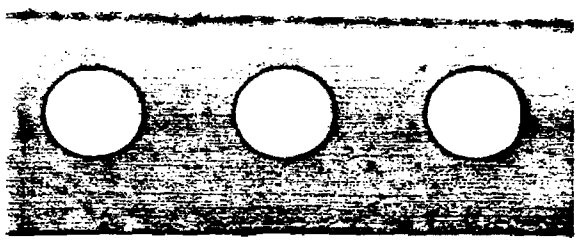
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 167161.72
CON TX 618.64
PRFEE 1.00
WDEED 12.00
TOTAL 631.64
CHECK 631.64

01/07/94 01 08:57 0001 7124

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



05254
IDENTIF. ↑ REFERENCE

94 JAN -7 AM 8:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 743141