Box 11

BOOK 9217 PAGE 89

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Trustee

Map 82-8
Parcel 370

TRUSTEE'S DEED

TO: Dwayne W. Bailey
2731 NE 14th Street, No. 214
Pompano Beach, FL 33062

Owner & Tax Bills

WHEREAS, by Deed of Trust executed August 6, 1991, and recorded in Book 8423, page 580, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Sergio Alvarez and wife, Erika Alvarez (Mortgagors) to M. Norris Jenkins, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Dwayne W. Bailey and wife, Edith Bailey are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 8423, page 580, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, January 7, 1994, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Dwayne W. Bailey and wife, Edith Bailey was the highest and best bidder for cash, said bid being in the amount of $ 33,000.00 ;

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and

convey to Dwayne W. Bailey and wife, Edith Bailey, their successors and assigns forever, that certain land described as follows:

> Land in Davidson County, Tennessee, being part of Lots 55 and 56 on the Plan of Stratton and Seymour's Addition to Nashville of record in Book 57, page 23, Register's Office for said County, to which plan reference is here made for a more complete description of said lots.
>
> Being the same property conveyed to Sergio Alvarez and wife, Erika Alvarez by deed from Dwayne W. Bailey and wife, Edith Bailey of record in Book 8423, page 577, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 1002 Seymour Avenue, Nashville, TN.

It is the intention and purpose of M. Norris Jenkins, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagors or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 7th day of January, 1994, by subscribing hereto my official signature.

M. NORRIS JENKINS

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 7th day of January, 1994, at Nashville, Tennessee.

My Commission Expires:
5-24-97

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 33,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 7th day of January, 1994, at Nashville, Tennessee.

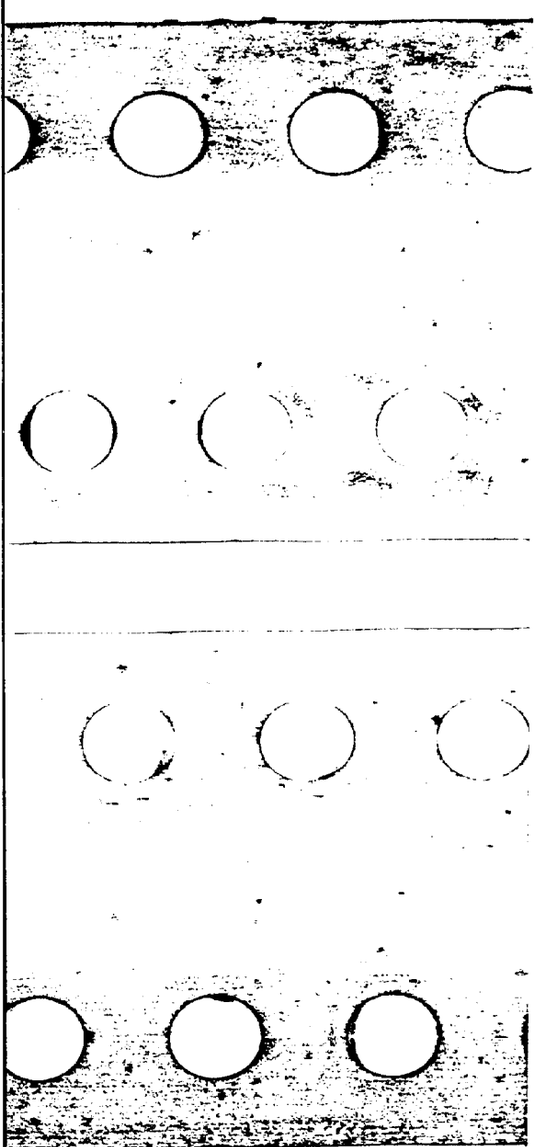
My Commission Expires:
5-24-97

NOTARY PUBLIC

06396
IDENTIFICATION REFERENCE

94 JAN 11 AM 8:58

3345 01/11 0101 03CHECK 135.10



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

RECEIVED OF _____

FOR _____

BOOK 9217 PAGE 92

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 33000.00
				CON TX 122.10
				PRFEE 1.00
				WDEED 12.00
				TOTAL 135.10
				CHECK 135.10
01/11/94	01	08:58	0001	8345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06396
IDENTIF. & REFERENCE

94 JAN 11 AM 8:58

REGISTER
DAVIDSON COUNTY, TN.

No. 744349