Box 43

TRUSTEE'S DEED

BOOK 9218 PAGE 80

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Long
One Union Street
Nashville, Tennessee 37201

Michael J. Philbin,
Successor-Trustee

to

Margaretten and Company, Inc.,
successor in interest to
NationsBanc Mortgage Corporation
of Virginia F/K/A
Sovran Mortgage Corporation
2810 N Parham Road
Richmond, Virginia 23294-4400
SEND TAX BILLS HERE
NO MORTGAGEE

Map #50-11
Parcel #82
Field Book #12D 87506

WHEREAS, Michael J. Forbus and wife, Bridgette C. Forbus, executed a deed of trust on the 28th day of November, 1986, which was recorded in Book 7059, Page 69, Register's Office of Davidson County, Tennessee, conveying to J. R. Cannon, Trustee(s), the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, Michael J. Philbin was appointed Successor-Trustee, said appointment being recorded in Book 9179, Page 208, Register's Office of Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in The Nashville Record, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: January 10, 1994 at 10:00 A.M. at the front door of the courthouse in Nashville, Davidson County, Tennessee, at public outcry to the highest and best bidder for cash, in bar of all equities of redemption, the statutory right of redemption, homestead, dower and all other rights or exemptions of every kind, all of which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, being the highest and best bidder at said sale with a bid of SEVENTY ONE THOUSAND TWENTY TWO AND 41/100 DOLLARS ($71,022.41), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SEVENTY ONE THOUSAND TWENTY TWO AND 41/100 DOLLARS ($71,022.41), paid by Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, the receipt of which is hereby acknowledged, I, Michael J. Philbin, Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 126 on the Plan of Village by the Creek, Section 7, of record in Book 6250, page 439, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Michael J. Forbus and wife, Bridgette C. Forbus, by deed of record in Book 7059, Page 66, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3757 Brickmont Drive, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to Margaretten and Company, Inc., successor in interest to NationsBanc Mortgage Corporation of Virginia F/K/A Sovran Mortgage Corporation, its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

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

IN WITNESS WHEREOF, the said Michael J. Philbin, Successor-Trustee, has hereunto set his hand this 10th day of January, 1994.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael J. Philbin, Successor-Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of January, 1994.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $71,022.41.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of January, 1994.

Janice M. Cheng
NOTARY PUBLIC

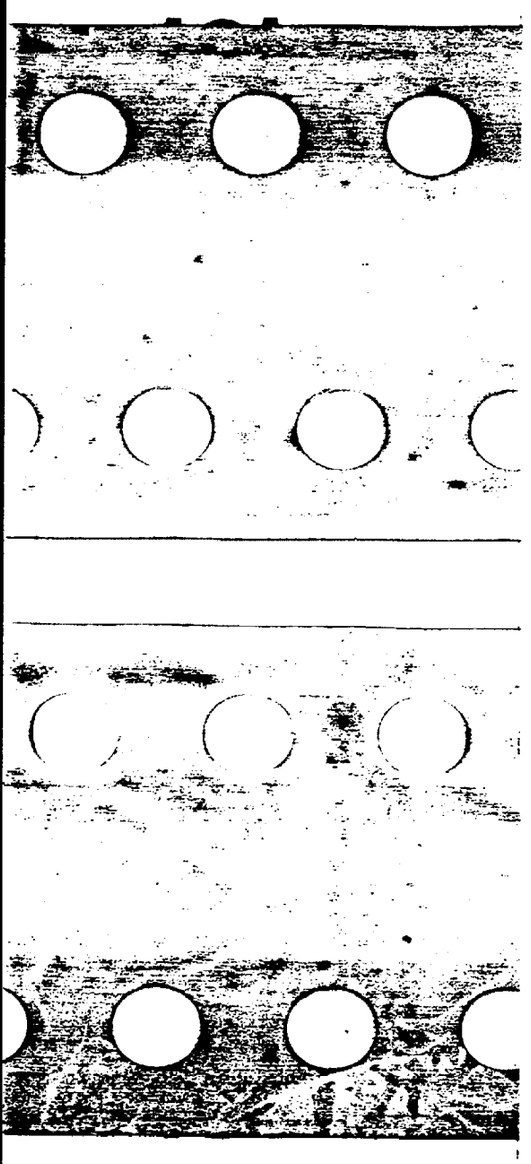
My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

06739 IDENTIF. & REFERENCE

9 JAN 11 PM 2:28 FELIX A. ZANDER REGISTER DAVIDSON COUNTY, TN.

8698 01/11/94 01:01 CKCHECK 271.70



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

RECEIVED OF _____

FOR _____

BOOK 9218 PAGE 82

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 71022.41
				CON TX 262.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 271.70
				CHECK 271.70
			01/11/94 01	15:28 0001 8698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06739
IDENTIF. & REFERENCE

94 JAN 11 PM 3:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 744703