Box 43

TRUSTEE'S DEED BOOK 9218 PAGE 83

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

Michael J. Philbin, Successor-Trustee	
to	Map #76-1 Parcel #24 Field Book #04D 06125
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	

WHEREAS, Charles A. McCord and wife, Mary E. McCord, executed a deed of trust on the 31st day of October, 1989, which was recorded in Book 7972, Page 967, Register's Office of Davidson County, Tennessee, conveying to Wilkins and Ivey, Attorneys, a partnership, 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 9153, Page 899, Register's Office of Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Donald B. Francis and wife, Lucinda K. Francis in a Deed of record in Book 8248, Page 757, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Donald B. Francis in a Quitclaim Deed of record in Book 8628, Page 752, Register's Office for Davidson County, Tennessee; and

WHEREAS, the obligations of the aforesaid Deed of Trust and Note were subsequently assumed by Dwight Mason in a Deed of record in Book 8744, Page 421, Register's Office for 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 SIXTY FIVE THOUSAND EIGHT HUNDRED TWELVE AND 01/100 DOLLARS ($65,812.01), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY FIVE THOUSAND EIGHT HUNDRED TWELVE AND 01/100 DOLLARS ($65,812.01), 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. 7 on the plan of Section One, Sunset Park, of record in Book 4300, page 185, Register's Office for said County.

Said Lot No. 7 fronts 75.0 feet on the westerly margin of Tulip Grove Road and extends back 146.29 feet on the northerly line and 145.86 feet on the southerly line to a dead line in the rear, measuring 75.00 feet thereon.

Being the same property conveyed to Charles A. McCord and wife, Mary E. McCord, by deed of record in Book 7972, Page 964, and subsequently conveyed to Donald B. Francis and wife, Lucinda K. Francis, by deed of record in Book 8248, Page 757, said Register's Office. Thereafter, Lucinda K. Francis conveyed said property to Donald B. Francis, by Quitclaim Deed of record in Book 8628, Page 752. The said Donald B. Francis then conveyed the property to Dwight Mason by deed of record in Book 8744, Page 421, Register's Office for Davidson County, Tennessee.

This is improved property also known as 524 Tulip Grove Road, Hermitage, Tennessee 37076.

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, Successor-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.

NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

94 JAN 11 PM 3:28 DAVIDSON COUNTY, TN

06740 IDENTIF. & REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $65,812.01.

AFFIANT

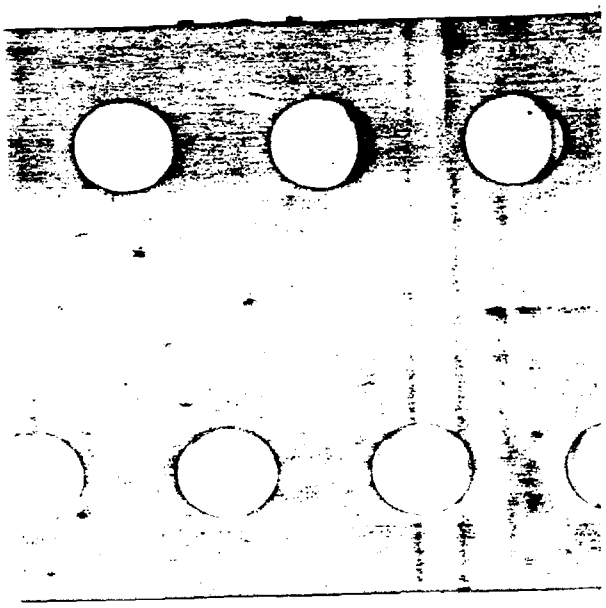
WITNESS my hand and official seal at Nashville, Tennessee, this 10th day of January, 1994.

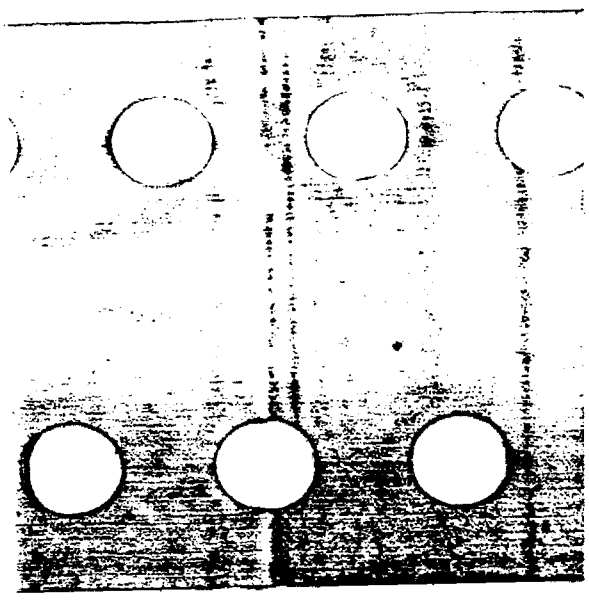
NOTARY PUBLIC

My Commission Expires: July 27, 1996

JANICE M. CHENG NOTARY PUBLIC DAVIDSON COUNTY, TENN.

3699 01/11 0101 03CHECK 256.46





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

RECEIVED OF _____

FOR _____

BOOK 9218 PAGE 86

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	65812.01
			CON TX	243.46
			PRFEE	1.00
			WDEED	12.00
			TOTAL	256.46
			CHECK	256.46
01/11/94	01		15:28 0001	8699

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06740
IDENTIF. A REFERENCE

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

No. 744704