This Instrument was Prepared By:
Anderson & Jordan, P.A.
2323 Crestmoor Road
Nashville, TN 37215

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Please send tax bills to:
Fleet Finance, Inc.
404 BNA Drive, Building 200, Suite 403
Nashville, Tennessee 37217

Map and parcel #135 16-A, 98

'94 FEB 24 AM 11:46

20870

IDENTIFICATION REFERENCE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated September 24, 1991, and recorded in Book 8450, page 90, Register's Office for Davidson County, Tennessee, Larry C. & Betty C. Baxter, conveyed to D. Ronald Ingram, Trustee, the hereafter described property (the "Property") for the purposes of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 8450, page 90, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sle in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 24th day of February, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for saleat public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Fleet Finance, Inc., ("Grantee"), whether one or more, being the highest and best bidder, become the purchaser of the Property at and for the sum of $146,500.

NOW, THEREFORE, in consideration of the premises, the Undersigned, John M. Jordan, as Successor Trustee, does hereby grant, bargain, sell, and convey to the Grantee, in fee simply forever, the Property, described as being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot 99 on the Plan of Subdivision of Tracts 8,9, and 10, of Nashboro Village of record in

Book 5200, pages 186-189. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas McCarthney by deed from B & D Investment Builders, Inc. of reocrd in Book 6275, page 269, Register's Office of Davidson county, Tennessee.

Together with and including any improvements located on the Property.

Subject to all unpaid taxes, and governemental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of reocrd.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Successor trustee only without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the coventants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF,

John M. Jordan, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of February 1994, before me personally appeared John M. Jordan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Katherine D. Hutcherson
Notary Public

My Commission Expires: 11-25-95.

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 146,500.

Affiant

Sworn to and Subscribed before me this 24th day of February 1994

Notary Public

My Commission Expires: 11-25-95.

NOTARY PUBLIC AT LARGE STATE OF KENTUCKY

8953 02/24 0101 03CHECK 555.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



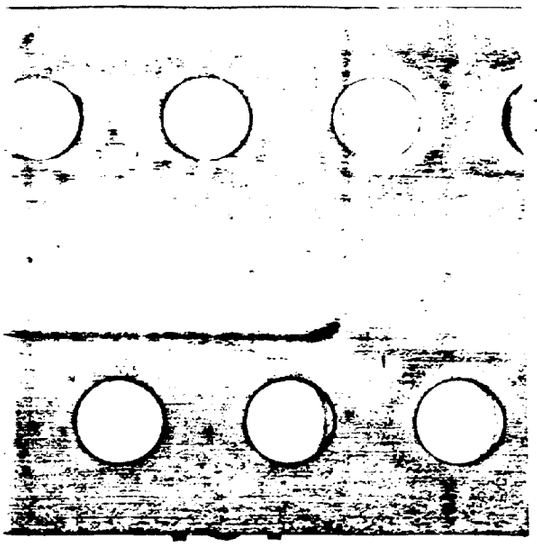
RECEIVED OF _____

FOR _____

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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
			MAMT	
				146500.00
			MOR TX	542.05
			PRFEE	1.00
			TDEED	12.00
			TOTAL	555.05
			CHECK	555.05
02/24/94	01		11:47 0001	8953



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20870
IDENTIF. # REFERENCE

94 FEB 24 AM 11:46

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

No. 759838