Box 43

TRUSTEE'S DEED BOOK 9340 PAGE 782

This instrument prepared by:
Taylor, Philbin, Pigue, Marchetti & Bennett
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 #42-11
Parcel #90
Field Book #11D 42482

94 MAY 10 PM 4:06
FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

48636
IDENTIFICATION REFERENCE

WHEREAS, Jeffrey S. Leath and wife, Bobbie Lynn Leath, executed a deed of trust on the 30th day of August, 1989, which was recorded in Book 7929, Page 388, Register's Office of Davidson County, Tennessee, conveying to William D. Castleman, 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 9300, Page 53, 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: May 9, 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 NINETY FOUR THOUSAND FIVE HUNDRED TWENTY FIVE AND 48/100 DOLLARS ($94,525.48), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of NINETY FOUR THOUSAND FIVE HUNDRED TWENTY FIVE AND 48/100 DOLLARS ($94,525.48), 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. 2 on the Plan of Heritage Village, Section 2, as of record in Book 4460, Page 160, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey S. Leath and wife, Bobbie Lynn Leath, by deed of record in Book 7929, Page 385, Register's Office for Davidson County, Tennessee.

This is improved property also known as 605 Heritage Drive, Madison, Tennessee 37115.

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 9th day of May, 1994.

Michael J. Philbin, Trustee

Michael J. Philbin,
Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

4505 05/10 0101 03CHECK 358.65

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 9th day of May, 1994.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration of value, whichever is greater for this transfer is $94,525.48.

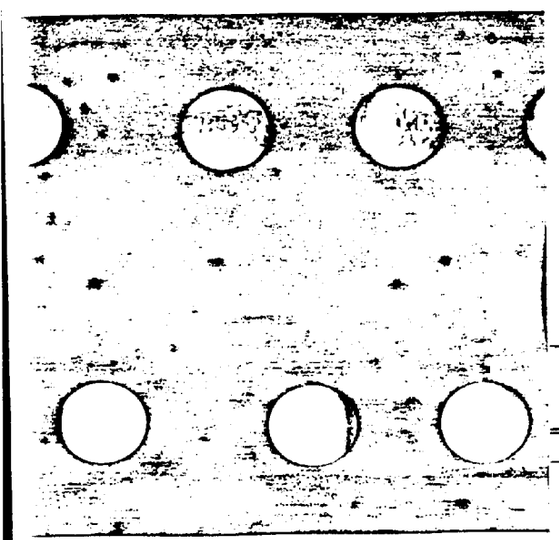
Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of May, 1994.

Janice M. Cheng
NOTARY PUBLIC

My Commission Expires: July 27, 1996

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



RECEIVED OF _____

FOR _____

BOOK 9340 PAGE 784

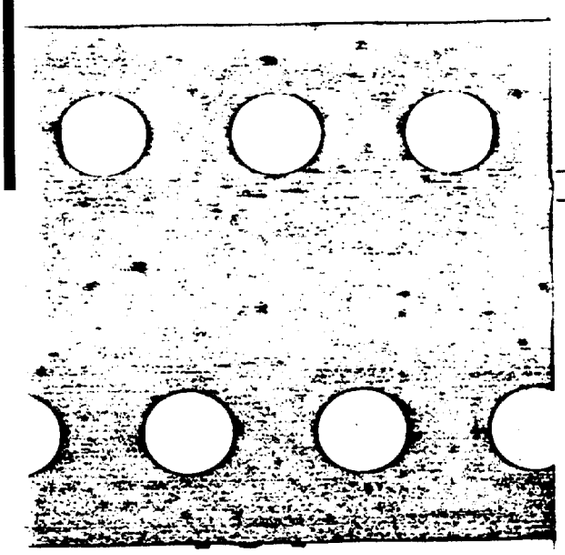
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	94525.48
CON TX	349.65
PRFEE	1.00
WDEED	8.00
TOTAL	358.65
CHECK	358.65

05/10/94 01 16:05 0001 4505

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



48636
IDENTIF. & REFERENCE

94 MAY 10 PM 4:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 789552