BOOK 9352 PAGE 469

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
American Financial Corporation of Tampa Allegheny Center IDC 6-521 P.O. Box 1838 Pittsburgh, PA 15230-1838	SAME	83-13-13

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated October 30, 1991, executed by James W. Strong, Jr. to Susan L. Gott, Trustee, of record in Book 8475, page 139, Register's Office for Davidson County, Tennessee; and

WHEREAS, said Deed of Trust of record in Book 8475, page 139, said Register's Office was assigned to American Financial Corporation of Tampa by instrument of record in Book 8475, page 144, said Register's Office; and

WHEREAS, American Financial Corporation of Tampa, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 8475, page 139, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Marshall L. Hix and Roger D. Baskette, Jr. as Successor Trustees by an instrument of record in Book 9093, page 978, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Marshall L. Hix, Successor Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock Noon, prevailing time on Friday, May 20, 1994, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all

mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Successor Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Twenty Two Thousand and 00/100 Dollars ($22,000.00) by American Financial Corporation of Tampa (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Twenty Two Thousand and 00/100 Dollars ($22,000.00) cash in hand paid by the Grantee, the Successor Trustee, has this day bargained and sold and, by the presents, does transfer and convey to Grantee, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being the north 20 feet of Lot No. 205 and the south 20 feet of Lot No. 206 on the Map of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County.
>
> Said parts of said lots adjoin and front together 40 feet on the west side of 11th Street, Nashville, Davidson County, Tennessee, and run back between lines 183 feet more or less on the south line of part of Lot No. 205 and 181 feet more or less on the north line of part of Lot No. 206, to an alley on which they measure 40 feet.
>
> Being the same property conveyed to James W. Strong, Jr. by Quitclaim Deed from Mary A. Menees (Mary Alethea Menees), widow of Andrew S. Menees, dated April 26, 1988, recorded May 4, 1988, in Book 7533, page 734, Register's Office for Davidson County, Tennessee.

Said property is known as 206 South 11th Street, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

And the Successor Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Successor Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Successor Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of any persons claiming by or through him as Successor Trustee, but no further or otherwise; it being the intention of the Successor Trustee only to convey to Grantee no greater title in the subject real estate than he received as Successor Trustee and that, as Successor Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 20th day of May, 1994.

Marshall L. Hix, Successor Trustee

Marshall L. Hix, Successor Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Renee D. McAllester, a Notary Public of this county, Marshall L. Hix, Successor Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he (or she) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of May, 1994.

Renee D. McAllester

NOTARY PUBLIC

My Commission Expires: March 31, 1998

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

Marshall T. Hyde
AFFIANT

Subscribed and sworn before me on this 20th day of May, 1994.

Renee D. McAllester
NOTARY PUBLIC

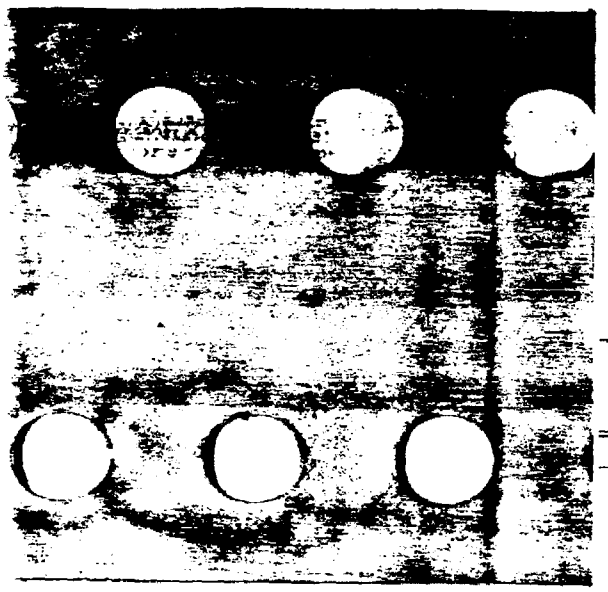
My Commission Expires: March 31, 1998

52522
IDENTIF. & REFERENCE

94 MAY 20 PM 3:55
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] 93.40

H:\RMCAL\STRONG.TD (May 20, 1994)



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

RECEIVED OF _____

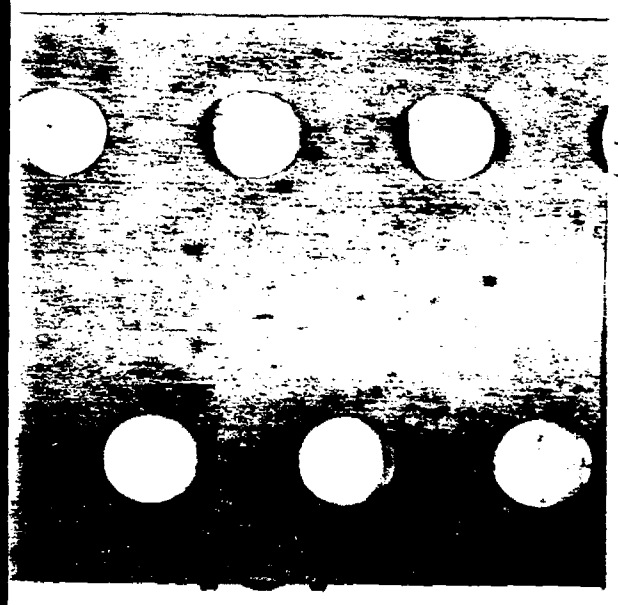
FOR _____

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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
			CAMT	22000.00
			CON TX	81.40
			PRFEE	1.00
			WDEED	16.00
			TOTAL	98.40
			CHECK	98.40

05/20/94 01 15:54 0001 8750



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52522
IDENTIF. ^ REFERENCE

94 MAY 20 PM 3:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 792751