Box 43

BOOK 9355 PAGE 639

53756

IDENTIFICATION REFERENCE

94 MAY 24 PM 3:27

FELIX DAVIDSON COUNTY, TN.

TRUSTEE'S DEED

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 #52-5
Parcel #260
Field Book #11D 94010

0061 05/24 0101 03CHECK 247.58

WHEREAS, Terry Wayne King and wife, Lisa D. King, executed a deed of trust on the 16th day of February, 1990, which was recorded in Book 8048, Page 977, Register's Office of Davidson County, Tennessee, conveying to Thomas F. Baker, IV, 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 9302, Page 695, 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 23, 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, (which by law includes 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 THREE THOUSAND THREE HUNDRED FIFTY TWO AND NO/100 DOLLARS ($63,352.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of SIXTY THREE THOUSAND THREE HUNDRED FIFTY TWO AND NO/100 DOLLARS ($63,352.00), 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 being more particularly described as follows, to-wit:

> Being a portion of Lot 8 on the plan of Steve Warren Subdivision, a plat of which is of record in Plat Book 6200, Page 89 in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin at the most southerly common corner of said Lot 8 and Lot 7 on said plan; thence, severing said Lot 8, North 54 degrees 31 minutes 43 seconds West 250.00 feet to a concrete monument; thence, continuing on the same line and the northerly boundary line of Aline P. Hallowes Resubdivision, of record in Plat Book 5190, Page 239 in said Register's Office, North 54 degrees 31 minutes 43 seconds West 260.00 feet to a concrete monument in the easterly boundary line of Red Bud Terrace, of record in Plat Book 843, Page 41 in said Register's Office; thence, with said easterly boundary line, North 35 degrees 45 minutes 00 seconds East 397.81 feet, passing through a witness monument at 307.46 feet, to the southerly boundary line of property owned by David Locke, of record in Deed Book 6773, Page 835 in said Register's Office; thence, with said southerly boundary line and continuing with the terminus of Denson Avenue and the southerly boundary line of the Revised Plan of Block "K", Power and Roth Subdivision, of record in Plat Book 843, Page 007 in said Register's Office, South 76 degrees 30 minutes 00 seconds East 215.00 feet; thence, with the southerly boundary line of said Revised Plan of Block "K", Power and Roth Subdivision, South 56 degrees 30 minutes 00 seconds East 111.75 feet; thence, with the common boundary line between said Lot 8 and said Lot 7, as follows: South 18 degrees 30 minutes 37 seconds East 245.58 feet, passing through a witness monument at 47.45 feet, to an iron pin, South 35 degrees 45 minutes 00 seconds West 337.68 feet to the BEGINNING containing 5.11 acres.

The above described tract is subject to the easements and restrictions shown on said plan of Steve Warren Subdivision.

The above described tract is benefited by a fifty foot wide easement for ingress and egress between said tract and East Palestine Road being described and recorded in Deed Book 2489, Page 445 in said Register's Office.

The above described tract is subject to a fifty foot wide easement for ingress and egress across said tract being described and recorded in Deed Book 2489 page 445 in said Register's Office.

The above described tract is subject to Sanitary Sewer Easements for the benefit of Davidson County, Tennessee, being described and recorded in Deed Book 3374 page 336 and Deed Book 5561 page 120 in said Register's Office.

Being the same property conveyed to Terry Wayne King and wife, Lisa D. King, by deed of record in Book 8048, Page 973, Register's Office for Davidson County, Tennessee.

This is improved property known as 1004 East Palestine Avenue, 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 23rd day of May, 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 23rd day of May, 1994.

Janice M. Cheek
NOTARY PUBLIC

My Commission Expires: July 27, 1996

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

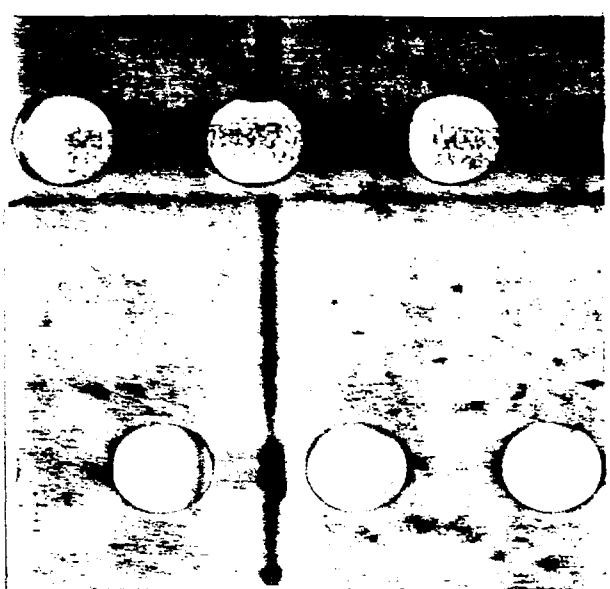
The actual consideration of value, whichever is greater for this transfer is $63,352.00.

Michael J. Philbin
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of May, 1994.

Janice M. Cheek
NOTARY PUBLIC

My Commission Expires: July 27, 1996



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

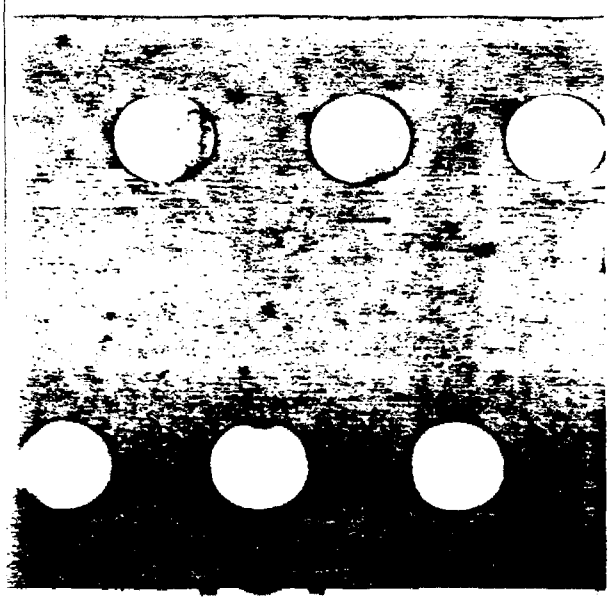
FOR _____

BOOK 9355 PAGE 642

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 63352.00



CAMT 63352.00
CON TX 234.58
PRFEE 1.00
WDEED 12.00
TOTAL 247.58
CHECK 247.58

05/24/94 01 15:27 0001 0061

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53756
IDENTIF. & REFERENCE

94 MAY 24 PM 3:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 795052