Box 23

This Instrument was Prepared by:
Kevin J. Jones, Attorney
LOEWENSTEIN, ZIEGLER & BUFFALOE
201 4th Avenue North, Suite 1800
Nashville, Tennessee 37219

BOOK 9517 PG 886

ADDRESS NEW OWNER:

Layers Title Insurance Corporation
424 Church Street, Suite 200
Nashville, Tennessee 37219
Attn: G. Thomas Kirk, Jr.

SEND TAX BILLS:

SAME

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $14,100.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of November, 1994.

NOTARY PUBLIC

My Commission Expires: 01/31/98

08054

IDENTIF. & REFERENCE

94 NOV 10 PM 4:03

REGISTER
DAVIDSON COUNTY, TN.

TRUSTEE'S DEED

WHEREAS, on the 1st day of October, 1993, Brenda Broadnax-Reams executed a Deed of Trust to Robert P. Ziegler, as Trustee, to secure a promissory note of even date in the principal amount of $11,400.00, payable to the order of Community Money Center as fully set out in Book 9108, Page 23, Register's Office for Davidson County, Tennessee; and,

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Community Money Center, the lawful owner and holder of said indebtedness having declared all the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Robert P. Ziegler, Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 29, October 6, and October 13, 1994, respectively;

WHEREAS, pursuant to said notice, I, the undersigned, Robert P. Ziegler, as Trustee, did offer the property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, October 25, 1994, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, and at which time the undersigned, Robert P. Ziegler, as Trustee, announced and gave notice that the sale of the property was adjourned and was to be held on Tuesday, November 1, 1994, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, and

WHEREAS, pursuant to the notice given of the adjourned sale, I, the undersigned, Robert P. Ziegler, as Trustee, did offer the

property for sale at public outcry to the highest and best bidder for cash, subject to all restrictions of record, all unpaid taxes, and any other prior mortgages and valid liens of record on Tuesday, November 1, 1994, at 10:00 a.m. at the main front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, and

WHEREAS, the undersigned, Robert P. Ziegler, as Trustee, prior to the sale, gave notice that a suit had been filed, styled National Mortgage Company, Inc. versus Community Money Center, Inc., Robert P. Ziegler, Trustee and Brenda Broadnax-Reams, in the Chancery Court in the State of Tennessee, Davidson County, being Civil Action No. 94-3308-III, and further that an Abstract of Suit (Lien Lis Pendens) had been recorded in Book 9506, page 481, Register's Office for Davidson County, Tennessee; and

WHEREAS, at said sale, Lawyers Title Insurance Corporation was the highest and best bidder, the amount of its bid being in the sum of Fourteen Thousand One Hundred and no/100 ($14,100.00) dollars; and

NOW, THEREFORE, I, Robert P. Ziegler, Trustee, and pursuant to the power and authority contained in said Deed of Trust and in consideration of Fourteen Thousand One Hundred and no/100 ($14,100.00) dollars, cash in hand paid, receipt of which is hereby acknowledged, do by these presents sell and transfer and convey unto Lawyers Title Insurance Corporation, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 220 on the Plan of Trinity Hills Village, Section II, First Addition as of record in Book 4460, pages 45 and 46, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to Brenda Broadnax-Reams by Quitclaim Deed from Howard Reams, of record in Book 8658, page 787, Register's Office for Davidson County, Tennessee.
>
> ALSO BEING the same property conveyed to Howard E. Reams and wife, Brenda J. Reams by deed from Secretary of Housing and Urban Development, of record in Book 5746, page 671, Register's Office for Davidson County, Tennessee.
>
> SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

This is improved property also known as 609 Troy Court, Nashville, Tennessee 37207.

This conveyance is made subject to all restrictions of record, all unpaid real estate taxes, and any other prior mortgages and valid liens of record.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Lawyers Title Insurance Corporation, its successors and assigns, forever.

I, Robert P. Ziegler, Trustee, under the said Deed of Trust of record in Book 9108, Page 23, Register's Office for Davidson County, Tennessee, do hereby transfer, assign, and convey unto the said Lawyers Title Insurance Corporation, its successors and assigns, all the rights, title, and interest in and to said property vested in me, and which I have a right to transfer, in as full and ample fashion as I as Trustee under said Deed of Trust, can or should do, but not further or otherwise.

IN WITNESS WHEREOF, the said Robert P. Ziegler, Trustee, has hereto set his hand, this the 4th day of November, 1994.

ROBERT P. ZIEGLER, TRUSTEE
A RESIDENT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

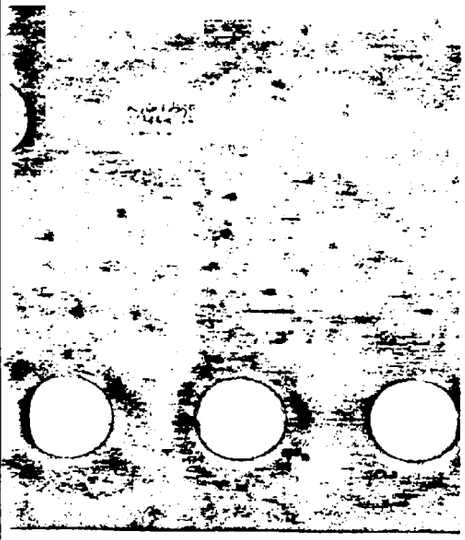
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Robert P. Ziegler, Trustee, and bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument, as Trustee, for the purposes therein contained.

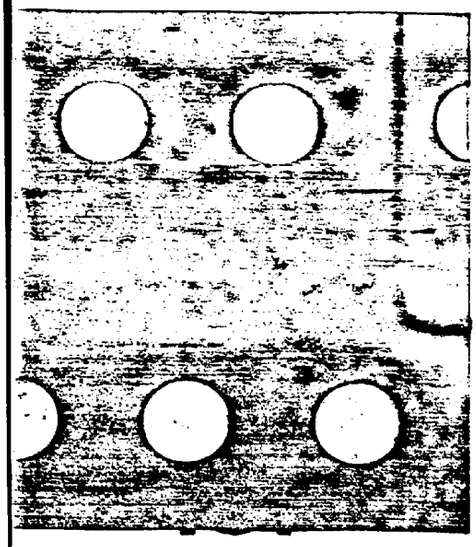
WITNESS my hand and official seal at offices in Nashville, Tennessee, this the 4th day of November, 1994.

NOTARY PUBLIC

My Commission Expires:
01/24/98

3044 11/10 0101 03CHECK 65.17





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

RECEIVED OF _____

FOR _____

BOOK 9517 PG 889

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 14100.00
CON TX 52.17
PRFEE 1.00
WDEED 12.00
TOTAL 65.17
CHECK 65.17

11/10/94 01 17:02 0001 3044

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08054
IDENTIF. & REFERENCE

94 NOV 10 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 853140