ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NOS.
David Brian Hays		Map 95-1
2104 Dearborn Drive		Parcel 6
Nashville, TN 37214	SAME	

Prepared by: WAYNICK, CATE & TAYLOR (DJW), 211 Donelson Pike, Suite 2, P.O. Box 148058, Nashville, TN 37214 (615) 885-5707
THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by a Deed of Trust (the "Deed of Trust") executed July 7, 1991, and recorded in Book 8806, Page 915, in the Register's Office for Davidson County, Tennessee, Mark Wayne Clift conveyed to O. C. Hays, Trustee, in trust to secure the payment of a certain indebtedness to David Brian Hays on the hereinafter-described property (the "Property") and performance of the obligations therein set forth; and

WHEREAS, the holders of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 9498, Page 91, 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 sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 21st day of November, 1994, at the South 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 sale at 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, David Brian Hays, a single man, ("Grantee", whether one or more), being the highest and best bidders, became the purchasers of the Property at and for the sum of five thousand 00/100 ($5,000.00) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, David J. Waynick, as Successor Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Donelson Hills, of record in Book 2331, Page 22, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mark W. Clift and wife, Mary C. Clift, from Janice Mai Clift McDaniel and husband, John McDaniel and Cheryl Ann Clift Brown and husband, Stevie Brown by deed of record in Book 7529, Page 206, RODC. Mark W. Clift and wife, Mary C. Clift having since divorced, Mary C. Clift, pursuant to the Final Decree entered in Case No. 89D-3258, Fourth Circuit Court for Daivdosn County, Tennessee, quitclaimed all right, title and interest in subject property to Mark Wayne Clift, said deed of record in Book 8071, Page 932, RODC.

This is improved property known as 2104 Dearborn Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD said described real estate unto Grantee, their 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 covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, David J. Waynick, Successor Trustee, has executed these presents this 21st day of November, 1994.

David J. Waynick
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 1994, before me personally appeared David J. Waynick, 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.

Charlotte L. Rhodes
Notary Public

My commission expires: 1-25-97

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 3000.

Affiant

Sworn and subscribed before me this 21 day of November, 1994.

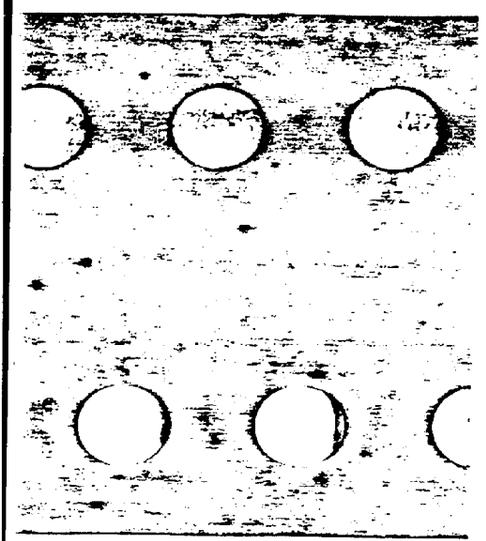
My commission expires: 1-25-97

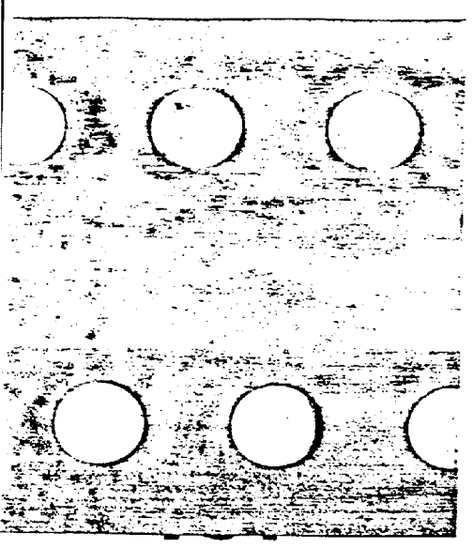
Charlotte L. Rhodes
Notary Public

94 NOV 29 AM 9:18
FILED FOR REGISTER
DAVIDSON CNTY. TN.

12339
IDENTIF. & REFERENCE

7738 11/29 0101 03CHECK 27.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9530 PG 663

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 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 8.00
TOTAL 27.50
CHECK 27.50

11/29/94 01 09:13 0001 7738

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12339
IDENTIF. # REFERENCE

94 NOV 29 AM 9:13
REGISTER
DAVIDSON COUNTY, TN.

No. 857774