BOOK 9693 PG 215

THIS INSTRUMENT WAS PREPARED BY: M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place, Nashville, TN 37211

M. NORRIS JENKINS

Trustee

Map 119-6
Parcel 144

TRUSTEE'S DEED

TO: ROY LEWIS JOHNSON
2507 Sleepy Hollow Drive
Nashville, TN 37217

TAX BILL
SAME

WHEREAS, by Deed of Trust executed August 21, 1992, and recorded in Book 8711, page 7, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Kenneth Wayne Murphy and Vickie Kaye Bland (Mortgagors) to M. Norris Jenkins, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Roy Lewis Johnson and wife, Gwendolyn Johnson are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 8711, page 7, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, February 24, 1995, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Roy Lewis Johnson and wife, Gwendolyn Johnson was the highest and best bidder for cash, said bid being in the amount of $57,147.33

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust,

have this day bargained and sold and do by these presents transfer and convey to Roy Lewis Johnson and wife, Gwendolyn Johnson, their successors and assigns forever, that certain land described as follows:

Being Lot No. 79 on the Map of Sterling Heights, Section Three, as of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee.

Said Lot No. 79 fronts 75 feet on the South side of Peachtree Street and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Kenneth Wayne Murphy and Vickie Kaye Bland by deed from Roy Lewis Johnson of record in Book 8711, page 4, Register's Office for Davidson County, Tennessee.

This is improved property at 73 Peachtree Street, Nashville, TN.

It is the intention and purpose of M. Norris Jenkins, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagors or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 24th day of February, 1995, by subscribing hereto my official signature.

36888
IDENTIF. & REFERENCE

95 FEB 24 AM 11:14
DAVIDSON COUNTY, TN.

M. NORRIS JENKINS

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Sworn to and subscribed before me this 24th day of February, 1995, at Nashville, Tennessee.

My Commission Expires:

3-23-96

NOTARY PUBLIC

TIMOTHY P. HILL
NOTARY PUBLIC
DAVIDSON COUNTY, TN

BOOK 9603 PG 217

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $57,147.35, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Gwen Johnson
AFFIANT

Sworn to and subscribed before me this 24th day of February, 1995, at Nashville, Tennessee.

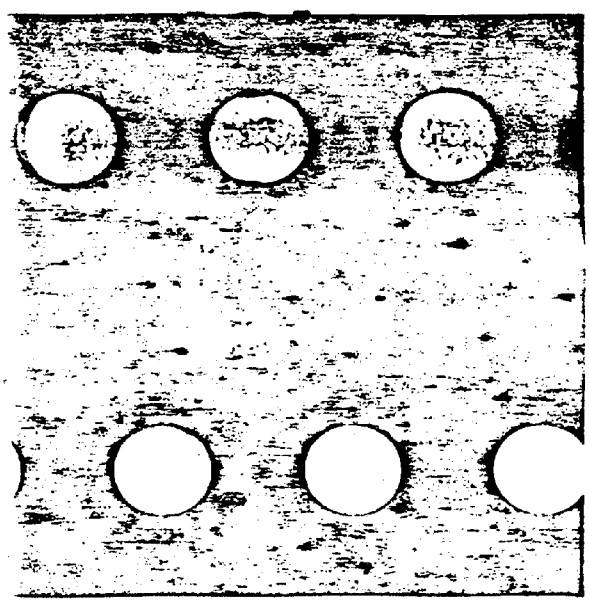
My Commission Expires:

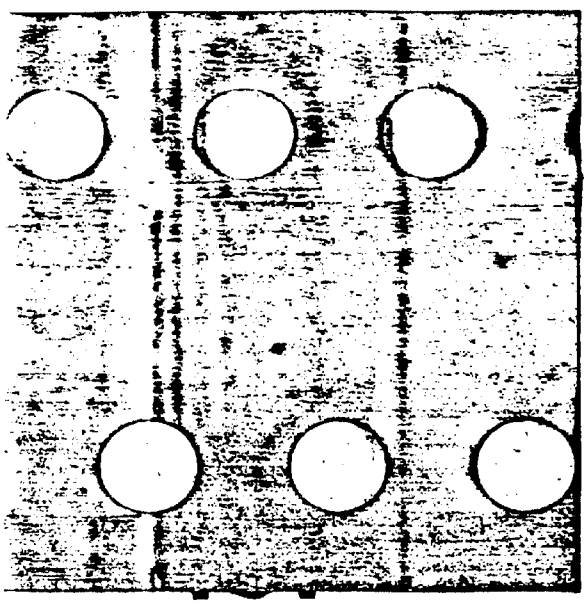
10/9 - 97

NOTARY PUBLIC

NOTARY PUBLIC
DAVIDSON COUNTY
TENNESSEE

4703 02/24 0101 03CHECK 224.45





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9603 PG 218

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 57147.33

CON TX	211.45
PRFEE	1.00
MDEED	12.00
TOTAL	224.45
CHECK	224.45

02/24/95 01 11:14 0001 4703

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36888 IDENTIF. & REFERENCE

95 FEB 24 AM 11 4

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 884383