This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

ADDRESS NEW OWNER:
Jules A. Shemin
152 Carnavon Parkway
Nashville, TN 37205

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP:92-13
PARCEL:245

TRUSTEE'S DEED

This instrument made and entered into on this the 13th day of March, 1995, by and between Harold Reeves, Trustee, party of the first part, and Jules A. Shemin, party of the second part.

WITNESSETH:

WHEREAS, by Deed of Trust of record in Book 9015, Page 408, and as corrected in Book 9063, Page 860, Register's Office for Davidson County, Tennessee, Johnny L. Capps and wife, Robin L. Capps conveyed certain property described herein to Harold Reeves, Trustee, to secure the payment of a mortgage payable to M. Daniel McKee and wife, Brenda L. McKee.

The note and Deed of Trust were subsequently assigned to REO Resource Group, Inc. by M. Daniel McKee and wife, Brenda L. McKee by ASSIGNMENT of record in Book 9063, Page 846, said Register's Office; subsequently assigned by REO Resource Group, Inc. to Jules A. Shemin by ASSIGNMENT of record in Book 9063, Page 866, said Register's Office.

WHEREAS, default was made in the payment of said mortgage, and the holder thereof has directed first party to advertise and sell said indebtedness, including the cost of foreclosure, in accordance with the terms and provisions of said mortgage and Deed of Trust; and

WHEREAS, first party did advertise said property for sale in accordance with the terms of said Deed of Trust, notices of the time and place of said sale being published in the Nashville Record, as prescribed by law: and

WHEREAS, pursuant to said notices, first party did offer said property for sale at the Front Door of the Courthouse in Nashville, Tennessee, on this the 9th day of March, 1995, and Jules A. Shemin, party of the second part, being the highest and best bidder thereof, became the said purchaser of said property at and for the sum of TWENTY FOUR THOUSAND SIX HUNDRED TWENTY NINE DOLLARS AND 13 CENTS ($24,629.13.)

NOW, therefore, in consideration of the premises, first party has this day bargained and sold, and does hereby transfer and convey unto the party of the second part, the said Jules A. Shemin, his heirs and assigns, the following real estated located in Davidson County, Tennessee, to wit:

SEE ATTACHED SCHEDULE "A"

This is improved property known as 3805 Nevada Avenue, Nashville, TN 37209

To have and to hold the aforesaid real estate and convey into said second party, his heirs and assigns, forever and free from equity of redemption, homestead, dower and all other exemption of every kind which were waived.

AND I, Harold Reeves, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend title to the said land only as such title coming through me to the said second party, his heirs and assigns, against the lawful claims of persons whomsoever, all property taxes due and payable, easements, building lines and restrictions of record in said Register's Office.

IN WITNESS WHEREOF, first party hereunto set his signature this day and date first above written.

HAROLD REEVES, TRUSTEE, FIRST PARTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold Reeves, Trustee 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, and who further acknowledged that he is the Trustee of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 13th day of March, 1995.

My commission expires: 3/22/97

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $ 24,629.13

AFFIANT

Subscribed and sworn to before me this the 13th day of March, 1995.

Notary Public

My Commission expires: 3/22/97

EXHIBIT "A"

BEING the westerly 50 feet of the easterly 150 feet of Block 30, Charlotte Park, Second Addition, extended, of record in Book 421, Page 10, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Nevada Avenue, formerly 3rd Avenue, 100 feet westerly from the margin of 38th Avenue North, formerly "A" Street; thence with the southerly margin of said Nevada Avenue, westerly 50 feet; thence southerly parallel with said 38th Avenue North, 150 feet to the northerly margin of an alley; thence with said alley easterly 50 feet; thence northerly 150 feet to the beginning.

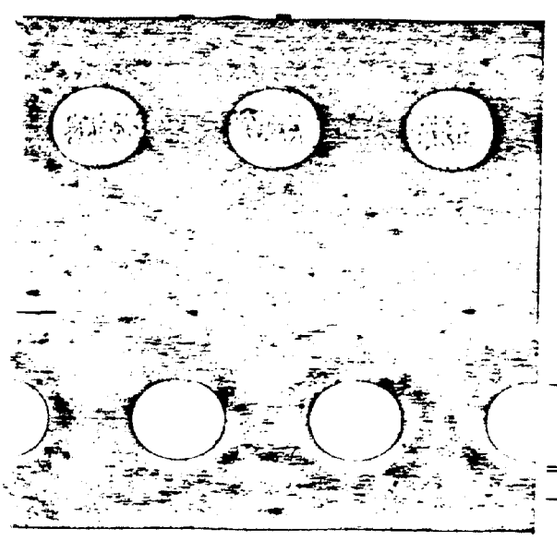
BEING the same property conveyed to Johnny L. Capps and wife, Robin Capps by deed from Brenda Lynn Rice, now McKee, and husband, M. Daniel McKee by deed of record in Book 9015, Page 405; re-recorded in Book 9028, Page 211 and by Correction Warranty Deed of record in Book 9063, Page 858, Register's Office for Davidson County, Tennessee.

0548 03/15 0101 03CHECK 104.13

42196
IDENTIF. & REFERENCE

95 MAR 15 PM 2:38

FILED
DAVIDSON COUNTY, TN.



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

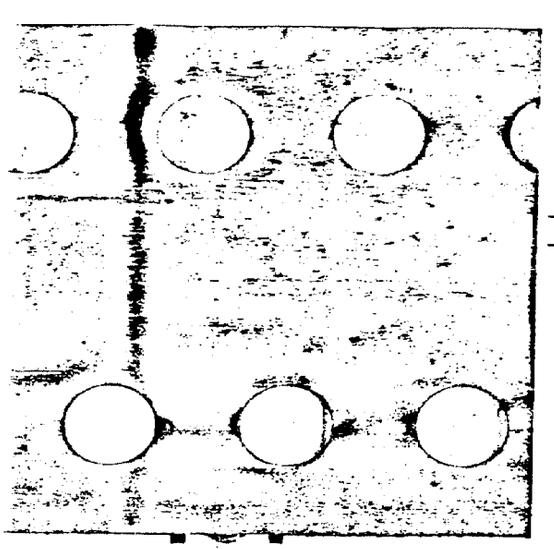
RECEIVED OF _____

FOR _____

BOOK 9619 PG 186

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	24629.13
CON TX	91.13
PRFEE	1.00
WDEED	12.00
TOTAL	104.13
CHECK	104.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 0548

42196
IDENTIF. & REFERENCE

95 MAR 15 PM 2:38

REGISTER
DAVIDSON COUNTY, TN.

No. 890142