BOOK 9619 PG 330

This instrument prepared by:
William P. Dougan
Attorney at Law
401 Davidson Road
Nashville, TN 37205

Map/Par. No. 161-0/213.00
Field Bk. No. 6DU-81197

Orig. Owner: W. B. Granstaff
New Owner: Donna P. Benning

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 154,482.57.

William P. Dougan
Affiant

95 MAR 15 PM 4:12
DAVIDSON COUNTY, TN.

42246
IDENTIFICATION REFERENCE

THIS IS IMPROVED PROPERTY AT:
Lot 2, Sunchase Knolls Dev. S/D
Nolensville Rd. & Swiss Ave.
Nashville, TN 37211

SEND TAX BILLS TO:

Donna P. Benning
1108 Tyne Blvd.
Nashville, TN 37220

Subscribed and sworn to before me, this 28th day of February, 1995.

Bill S. Dougan
Notary Public

My Commission Expires:
Jan. 25, 1997

BILL S. DOUGAN NOTARY PUBLIC

SUCCESSOR TRUSTEE'S DEED

Whereas W. B. Granstaff executed a deed trust on the 18th day of February, 1991, which was recorded in Book 8300, page 45, Register's Office of Davidson County, Tennessee, conveying to William P. Dougan, Trustee, the hereinafter described property to secure payment of a promissory note to Donna P. Benning, fully described in said deed of trust; and

Whereas, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and Donna P. Benning, the holder of said note, has demanded of the Trustee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

Whereas William P. Dougan, as Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Trustee, advertised the said real estate as required by the terms of said deed of trust in The Nashville Record, a newspaper published in Davidson County, Tennessee, for sale for cash subject to the legal and equitable right of redemption, but free from dower, homestead and all other marital rights, for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement, on February 28, 1995, at the front door of the Court House in Nashville, Davidson County, Tennessee, at 12:00 Noon, local time, the said William P. Dougan, Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described,

for cash, subject to the statutory right of redemption, but free from the right of homestead, dower and other marital rights as waived in the deed of trust; when Donna P. Benning, being the highest and best bidder , became the purchaser at the price of $ 154,482.57. This being the amount of the indebtedness, plus cost of foreclosure sale, there were no proceeds for distribution.

NOW THEREFORE, IN CONSIDERATION OF THE PREMISES, I, William P. Dougan, do hereby sell, transfer, and convey as Trustee, unto the said Donna P. Benning, their successors and assigns, subject to the statutory right of redemption, but free from homestead, dower, and all other marital rights as waived in the deed of trust, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to wit:

0600 03/15 0101 03CHECK 580.65

Land in Davidson County, Tennessee, BEING Lot No. 2 on the plat of Sunchase Knolls Development Subdivision, as of record in Plat Book 6900, page 688, Register's office for Davidson County, Tennessee, to which plan reference is made for a more accurate and complete description.

BEING part of the same property conveyed to W. B. Granstaff by deed of record in Book 6265, page 136, said Register's Office.

This conveyance is subject to all matters shown on the recorded plat, and to the rules, regulations, and ordinances of the Metro Government and Davidson County Tennessee.

TO HAVE AND TO HOLD THE same unto the said Donna P. Benning her heirs, successors and assigns, forever.

William P. Dougan covenants as Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, William P. Dougan, Substitute Trustee, has hereunto set his hand on this 28th day of February, 1995.

William P. Dougan
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ON this 28th day of February, 1995, before me personally appeared William P. Dougan, Substitute Trustee, to me known and acknowledged the execution of same to be his free act and deed, and for the purposes therein contained.

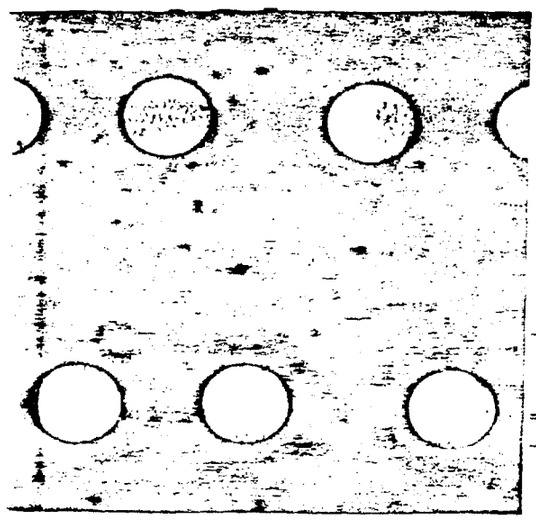
IN WITNESS WHEREOF, I have hereunder set my hand and seal.

My Commission Expires:

Jan. 25, 1997

Bill S. Dougan
Notary Public

BILL S. DOUGAN NOTARY PUBLIC DAVIDSON COUNTY, TENN.



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

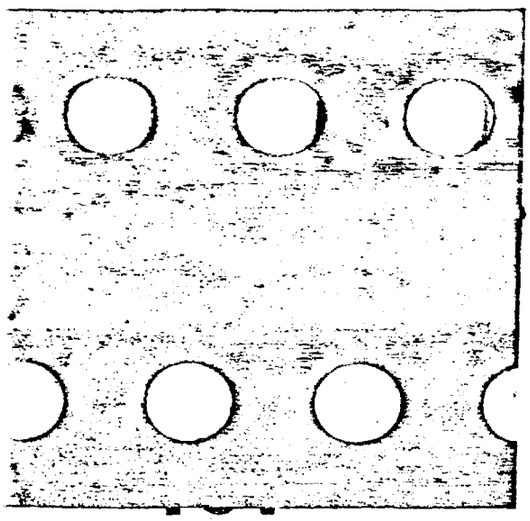
RECEIVED OF _____

FOR _____

BOOK 9619 PG 332

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 154482.57
CON TX 571.65
1.00
WDEED 8.00
TOTAL 580.65
CHECK 580.65

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/15/95 01 16:14 0001 0600

42246
IDENTIF. & REFERENCE

95 MAR 15 PM 4:13
REGISTER
DAVIDSON COUNTY, TN.

No. 890194