THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

R 9005 201

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tennessee Funding Company c/o Grassland Financial 1108 Battlewood Street Franklin, Tennessee 37064	SAME	Map No. 82-16 Parcel No. 334

TRUSTEE'S DEED

WHEREAS, Timothy James Stevens, a single person, by Deed of Trust (the "Deed of Trust") dated May 25, 1994, of record in Record Book 9365, page 109, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"), said indebtedness being held and owned by Tennessee Funding Company; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of said Note demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Nashville Record on March 9, March 16 and March 23, 1995; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, March 31, 1995, and Tennessee Funding Company (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Ywenty Thousand Dollars ($20,000.00).

NOW, THEREFORE, F. B. Murphy, in his capacity as Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Being Lot No. 123 and the northwest corner of Lot No. 124 on the map of William's Addition to Edgefield, of record in Book 21, page 45, Register's Office for said County and described according to a survey thereof made April 21, 1945 by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the northwest corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence, with the margin of the same, easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said Lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said Lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence, along the east line of the sidewalk, northerly 47.25 feet to the southerly margin of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the south line of Boscobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to Timothy James Stevens, a single person, by Deed from Jack D. Rainey, Executor, Jack D. Rainey, individually, Margaret Deason, Ted R. Wells and Marjorie H. Rainey, of record in Book 9320, page 631, Register's Office for said County.

This is improved property known as 800 Boscobel Street, Nashville, Tennessee 37206.

This conveyance is made subject to any and all unpaid taxes that may be a lien against the property; restrictive covenants, easements and set-back lines; any and all redemption rights that exist, including the right of redemption of any government agency; and any and all other prior liens or encumbrances.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Substitute Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, as Trustee, and not otherwise, warrants the title to said property to the Grantee, his successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 31st day of March, 1995.

F. B. MURPHY, Trustee

47933

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, the within named bargainor, 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, this 31st day of March, 1995.

Sarah M. Hill
NOTARY PUBLIC

My Commission Expires: Jan. 24, 1998

REV 04.07 0101 03CHECK 37.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

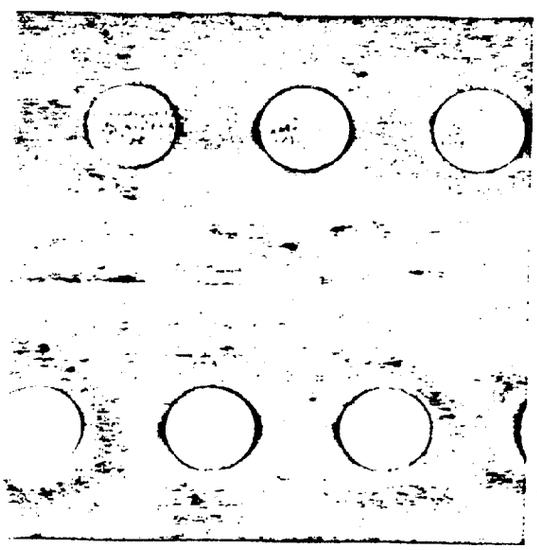
The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00 .

F. B. Murphy Jr.
AFFIANT

Sworn to and subscribed before me this 31st day of March, 1995.

Sarah M. Hill
NOTARY PUBLIC

My Commission Expires: Jan. 24, 1998



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

RECEIVED OF _____

FOR _____

BOOK 9635 PG 294

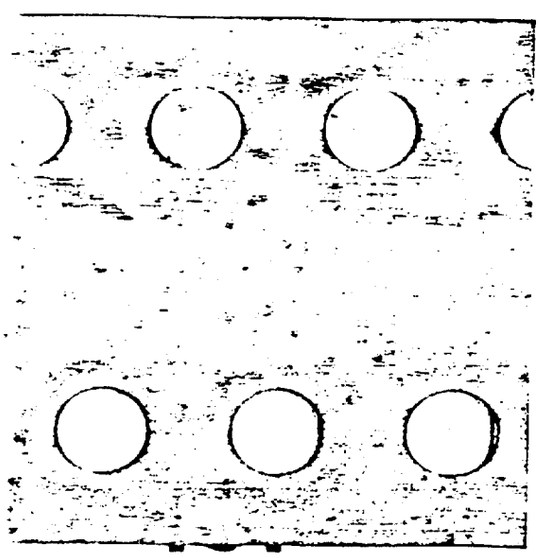
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	20000.00
CON TX	74.00
PRFEE	1.00
AMEED	12.00
TOTAL	87.00
CHECK	87.00

05/03/95 01 14:32 0001 6949

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47983
IDENTIFICATION REFERENCE

95 MAR -3 PM 2:33

DAVIDSON COUNTY, TN

No. 896479