THIS INSTRUMENT PREPARED BY:

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

BK 9695:295

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Spain Enterprises 1108 Battlewood Street Franklin, Tennessee 37064	SAME	Map No. 83-2 Parcel No. 224

TRUSTEE'S DEED

WHEREAS, Michael E. Senter, a single person, by Deed of Trust (the "Deed of Trust") dated August 23, 1994, of record in Record Book 9447, page 221, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., 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 Spain Enterprises; 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 11:15 o'clock a.m., on Friday, March 31, 1995, and Spain Enterprises (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Twenty Thousand Dollars ($20,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., 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. 23 on the Plan of Scott Avenue Annex, of record in Book 2331, page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 23 fronts 53 feet on the southerly side of Creighton Avenue and runs back between parallel lines,

113.5 feet to a dead line.

Being the same property conveyed to Michael E. Senter by deed from Marion Y. Walton, Gilbert W. Senter, Thomas E. Senter, Jr. and Michael E. Senter, of record in Book 9447, page 218, Register's Office for said County.

This is improved property known as 54 Creighton Avenue, 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

F. B. MURPHY, JR., TRUSTEE

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, Jr., 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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

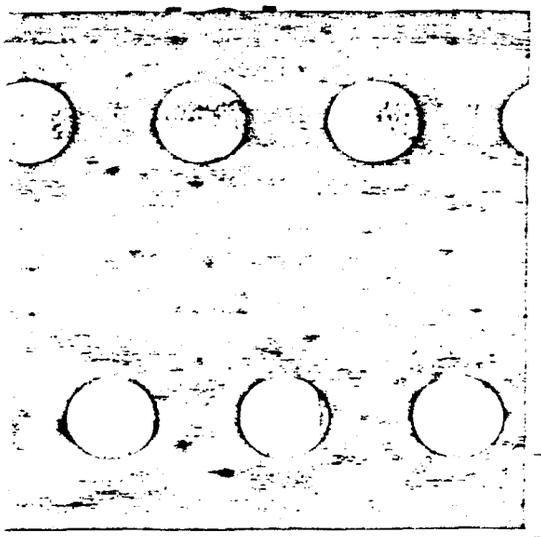
F. B. Murphy Jr.
AFFIANT

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

Susan M. Hill
NOTARY PUBLIC

My Commission Expires: Jan. 24, 1998

87.00



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

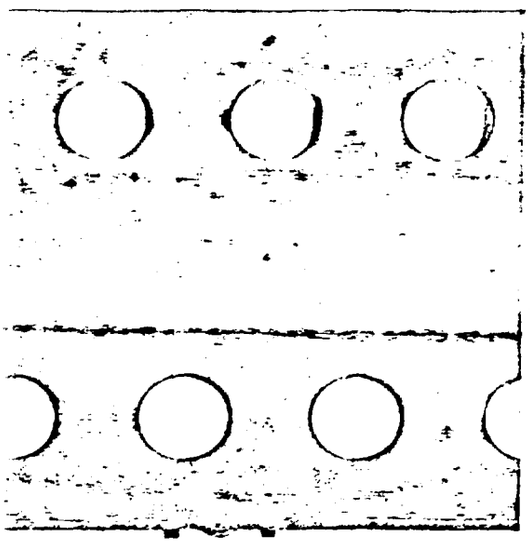
RECEIVED OF _____

FOR _____

BOOK 9635 PG 298

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
MDEED	12.00
TOTAL	87.00
CHECK	87.00

[illegible] 01 14:32 0001 6950

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17984

IDENTIFICATION/REFERENCE

[illegible]-3 PM 12:32

[illegible]

No. 896480