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

BOOK 9635 PG 729

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Robert S. Iler 608 Chickapee Trail Maitland, Fl 32751	SunTrust Mortgage, Inc P. O. Box 105277 Atlanta, GA 30348-5277	Map No. 117-8 Parcel No. 301

TRUSTEE'S DEED

WHEREAS, Sharon Cobb, by Deed of Trust (the "Deed of Trust") dated April 9, 1992, of record in Record Book 8598, page 424, 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 Robert Stephen Iler and wife, Suzanne S. Iler; 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 Monday, April 3, 1995, and Robert S. Iler and wife, Suzanne S. Iler (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of One Thousand Dollars ($1,000.00).

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. 6-B, Zone Lot Division of Lots 1, 4 & 6 on the plan of Hawthorne Heights, as of record in Plat Book 5200, page 750, amending the Plat of Hawthorne Heights of record in Book 5200, page 552, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Sharon Cobb, unmarried, by deed from Robert Stephen Iler and wife, Suzanne S. Iler, of record in Book 8598, page 421, Register's Office for Davidson County, Tennessee.

This is improved property known as 3318 Belmont Boulevard, Nashville, Tennessee 37215.

This conveyance is made subject to the deed of trust of record in Book 7951, page 263 and 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, Jr., 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 3rd day of April, 1995.

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, 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 3rd day of April, 1995.

NOTARY PUBLIC

My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Thousand Dollars ($1,000.00).

F.B. Murphy Jr.
AFFIANT

Sworn to and subscribed before me this 3rd day of April, 1995.

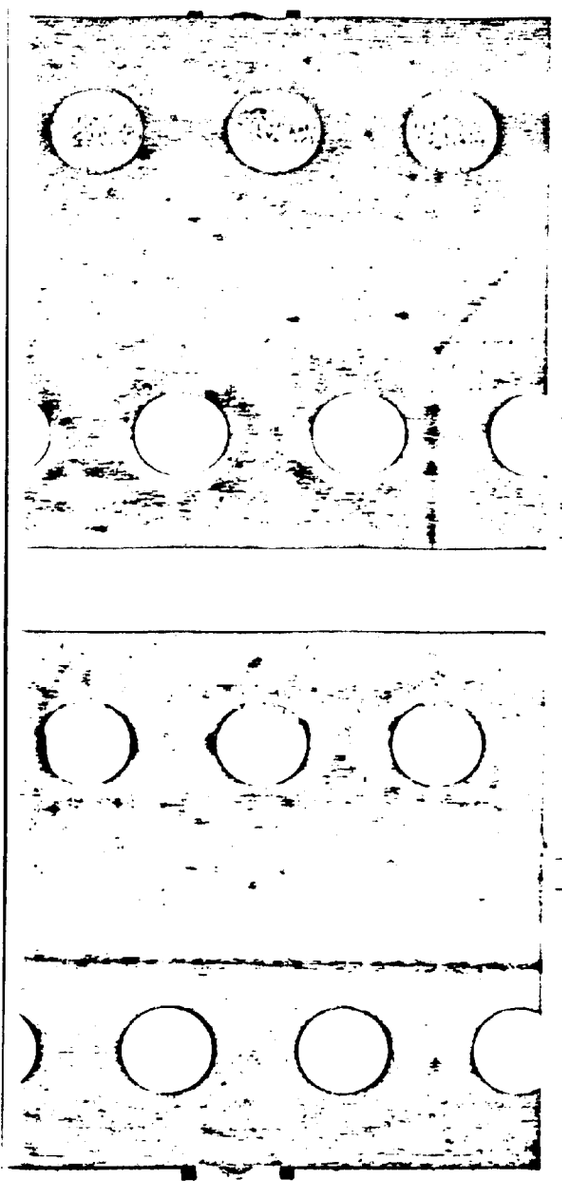
Connie K. McLeod
NOTARY PUBLIC

My Commission Expires: 9/26/98

48093
IDENTIFICATION REFERENCE

95 APR -4 AM 8:27

15.70



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9635 PG 732

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
TO TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 1000.00
DON TX 3.70
PRFEE 1.00
WDEED 12.00
TOTAL 16.70
CHECK 16.70

04/04/95 01 08:26 0001 7077

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48093

IDENTIFICATION REFERENCE

95 APR -4 AM 8:27

DAVIDSON COUNTY TR...

No. 896604