THIS INSTRUMENT PREPARED BY:
Ted A. Burkhalter, Attorney at Law
28 White Bridge Road, Suite 100
Nashville, Tennessee 37205

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 28,578.62

Affiant

Subscribed and sworn to before me, this 22nd day of December, 1994, at Nashville, Tennessee.

Notary Public

My commission expires: 5/27/97

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

SUCCESSOR TRUSTEE'S DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Betty J. Lee 5039 Hillsboro Road Nashville, Tennessee 37215	Lomas Mortgage USA P O Box 227437 Dallas, TX 75222-7437	Map 96-11 Parcel 143

WHEREAS, by Deed of Trust dated July 8, 1992, and recorded in Book 8672, page 960, Register's Office for Davidson County, Tennessee, Edward J. Dame and wife Josephine R. Dame, conveyed to Thomas M. Black, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured appointed the undersigned as Successor Trustee by instrument recorded in Book ____, page ___, said Register's Office; and

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the said property was advertised for sale by the undersigned in conformity with the terms and provisions of said Deed of Trust, by which advertisement the sale was appointed to be held on the 2nd day of December, 1994, at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Betty J. Lee, the holder of the secured indebtedness, being the highest and best bidder became the purchaser of said property at and for the sum of Forty Thousand Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, **Ted A. Burkhalter, as Successor Trustee**, hereinafter called the Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Betty J. Lee, unmarried**, hereinafter called the Grantee, her heirs and/or assigns, the property mentioned above and now further described as a tract of land being in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 61 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Edward J. Dame and wife, Josephine R. Dame, by deed of record in Book 8672, page 955, Register's Office for Davidson County Tennessee.

Together with and including the Improvements located on the aforesaid premises.

This conveyance is made subject to all unpaid taxes and to all other prior deeds of trust, restrictions, easements and encumbrances of record.

This is improved property known as 619 Truston Drive, Nashville, Tennessee 37214.,

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Betty J. Lee, unmarried, in fee simple forever, to whom the said Ted A. Burkhalter, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through, or under him as such Successor Trustee, but not further or otherwise.

IN WITNESS WHEREOF, Ted A. Burkhalter as Successor Trustee, has caused this instrument to be executed this the 22nd day of DECEMBER, 1994.

Ted A Burkhalter

Ted A. Burkhalter, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TED A. BURKHALTER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of December, 1994

Freda R. Swafford
Notary Public

My commission expires: 5/24/97

FREDA R. SWAFFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

53624

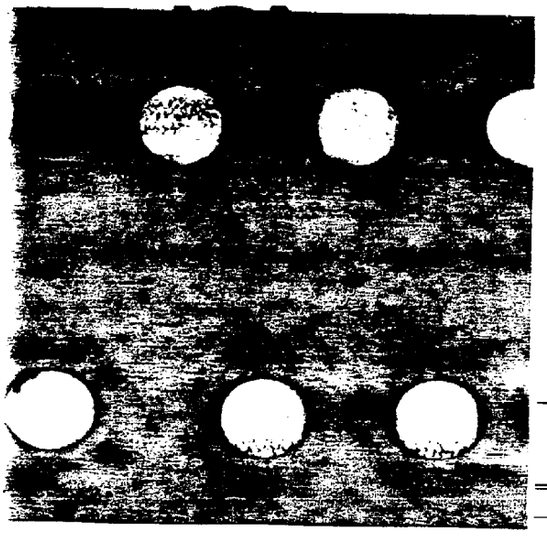
IDENTIFICATION REFERENCE

95 APR 21 AM 9:56

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3148 04/21 0101 03CHECK 114.82



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

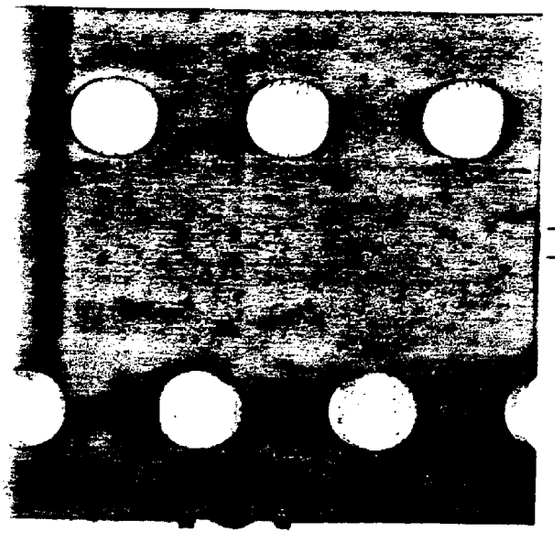
RECEIVED OF _____

FOR _____

BOOK 9651 PG 356

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	28578.62
CON TX	105.82
PRFEE	1.00
MISC	8.00
TOTAL	114.82
CHECK	114.82

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/21/95 01 09:56 0001 3148

53624
IDENTIF. & REFERENCE

95 APR 21 AM 9:56

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 902609