BOOK 9672 PG 21

Thomas L. Carter
Boatmen's National Mortgage
Loan No. 088619

Name and address of new owner:
Lester McClain
P.O. Box 63
Brentwood, TN 37024

Send tax bills:
Same

Prepared by:
David W. McMackin
McMACKIN, GARFINKLE, McLEMORE & WALKER
P.O. Box 198947
Nashville, TN 37219

Map and Parcel No.
82-7-220
20W14145

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 13, 1979, recorded in Book 5395, page 708, Register's Office, Davidson County, Tennessee, Charles Wayne Grubb and wife, Faye Doris Grubb, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated March 27, 1995, and recorded in Book 9641, page 939, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of April 20, 27, and May 4, 1995, stating that on May 12, 1995, at 12:30 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said

Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Lester McClain for $19,680.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Lester McClain (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 31 in Dr. V.S. Lindsley's Addition to Edgefield, now East Nashville, a plan of which is of record in Plan Book 57, page 25, Register's Office for said County and State, to which said plan reference is hereby made for a more complete legal description of said lot.
>
> Being the same property conveyed to Thomas L. Carter by deed from Moulton Cockrill McNeill, Jr., and wife, Bernice E. McNeill, of record in Book 5922, page 492, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 702 North 2nd Street, Nashville, Tennessee 37207.
>
> The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 12th day of May, 1995.

Substitute Trustee

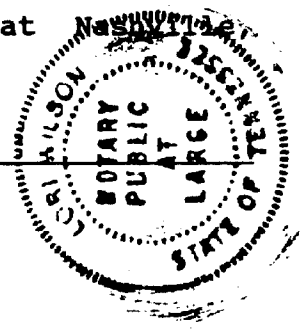
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, 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, on this the 12th day of May, 1995.

Keri Wilson
Notary Public

My Commission Expires: 1-25-97



STATE OF TENNESSEE
COUNTY OF DAVIDSON

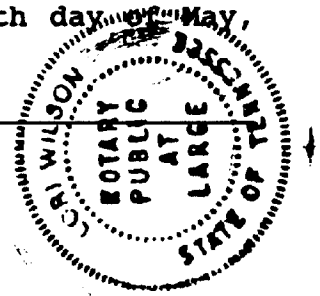
The actual consideration or value, whichever is greater, for this transfer is $19,680.00.

D.W. McMackin, Substitute Trustee
Affiant

Subscribed and sworn before me, this 12th day of May, 1995.

Keri Wilson
Notary Public

My Commission Expires: 1-25-97



60879
IDENTIFICATION REFERENCE

95 MAY 15 PM 2:23
FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

1146 05/15 0101 03CHECK 85.82

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

RECEIVED OF _____

FOR _____

BOOK 9672 PG 24

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 19680.00
CON TX 72.82
PRFEE 1.00
WDEED 12.00
TOTAL 85.82
CHECK 85.82

05/15/95 01 14:23 0001 1146

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60879
IDENTIF. ↑ REFERENCE

95 MAY 15 PM 2:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910518