This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Owner: Regions Bank
of Tennessee
Send Tax Bills To:
616 Marriott Drive
Nashville, TN 37230
Map&Parcel: 150-7-238

TRUSTEE'S DEED

BOOK 9672 PG 894

WHEREAS, Stephen M. Summers, by Deed of Trust, dated December 9, 1988, of record in Book 7727, Page 543 of the Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, to secure payment of a Promissory Note as more fully described in said Deed of Trust, payable to Regions Bank of Tennessee, formally First Security Bank of Tennessee as successor to Security Federal Savings and Loan Association of Nashville, pursuant to Notice of Merger filed January 7, 1993, of record in Book 8835, page 555, Register's Office of Davidson County, Tennessee; and

WHEREAS, F. M. Puryear has been appointed Successor Trustee by the owner and holder of said Note by instrument of record in Book 9650, page 652 of the Register's Office for said County; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust and the lawful owner called on F. M. Puryear, Successor Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Successor Trustee did, therefore, pursuant to the authority vested in him as Successor Trustee, and pursuant to the terms and provisions of said Deed of Trust advertise the property by publishing a Notice of Sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on April 27, May 4, and May 11, 1995 at the courthouse in Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances, and rights pertaining thereto which may effect the property.

Pursuant to said Notice of Sale, the Successor Trustee, at the time and place affixed therein, offered the property for sale to the highest bidder for cash and sold said property to Regions Bank of Tennessee, for the sum of Thirty Five Thousand Dollars ($35,000.00), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its note and its permissible expenses and fees incurred as of the date of sale, the Successor Trustee has this date bargained and sold and does hereby sell, transfer and convey unto Regions Bank of Tennessee , its successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4A, on the Plan of Zone Lot Division, Lots 2, 3 and 4, LAKESHORE WOODS, Section One, as shown on plat of record in Plat Book 6250, page 484, Register's Office of Davidson County, Tennessee.

Said Lot No. 4A fronts 28.23 feet on the southerly margin of Anderson Road, and extends back 149.63 feet to the southwesterly line and 147.44 feet on the northeasterly line to a dead line in the rear, measuring 28.56 feet, thereon.

Being the property conveyed to Stephen M. Summers, unmarried from Security Federal Savings and Loan Association of Nashville by deed of record in Book 7727, page 540, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all improvements thereon, upon the said Regions Bank of Tennessee, its successors and assigns, in fee simple, forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all being put in previous writing.

And the Successor Trustee does hereby transfer, assign and set over to the said Regions Bank of Tennessee, its successors and assigns all the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Successor Trustee, but no further or otherwise. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictions contained in Book 6063, page 351, said Register's Office.

3. Restrictions and easements set out in Book 6112, page 546, said Register's Office.

4. All matters shown on plat of record in Book 520, page 502, and Book 6250, page 484, said Register's Office.

5. Easements for utility services and party walls for use in common with owners of attached and appurtenant improvements.

6. Any and all prior easements, restrictions, encumbrances, or liens of any nature imposed by law and not shown by the public records, including without limitation the right(s) of redemption of any taxing authority.

WITNESS my hand this 16th day of May, 1995.

Successor Trustee

F. M. Puryear

F. M. Puryear

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public, in and for the above state and county, the above-signed F. M. Puryear, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be the Successor Trustee, and who acknowledged that, as such Successor Trustee, he was authorized to sign the foregoing document and duly being sworn he did so sign by affixing his name hereto.

Witness my hand and seal this 16th day of May, 1995.

L. Scott Ward

NOTARY PUBLIC

My Commission Expires:

3-23-96

BOOK 9672 PG 896

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $ 35,000.00 .

M. Anthony Kimbely
AFFIANT

Sworn to and subscribed before me this 16th day of May, 1995.

L. Scott Woodall
NOTARY PUBLIC

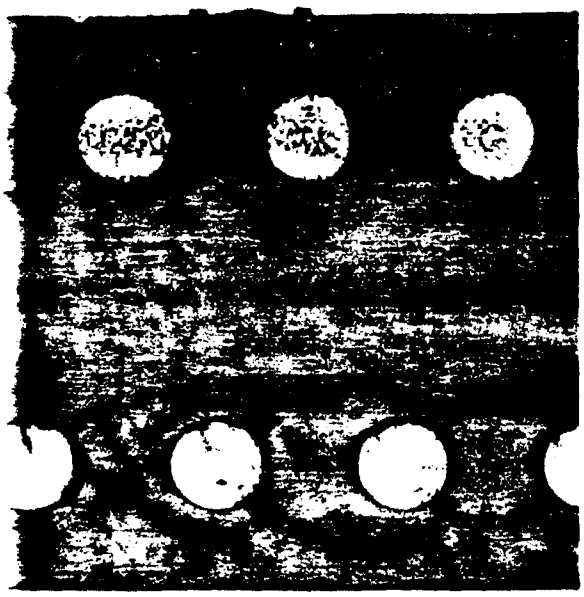
My Commission Expires:
3-23-96

61148
IDENTIF. & REFERENCE

95 MAY 16 AM 11:17
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1444 05/16 0101 03CHECK 142.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9672 PG 897

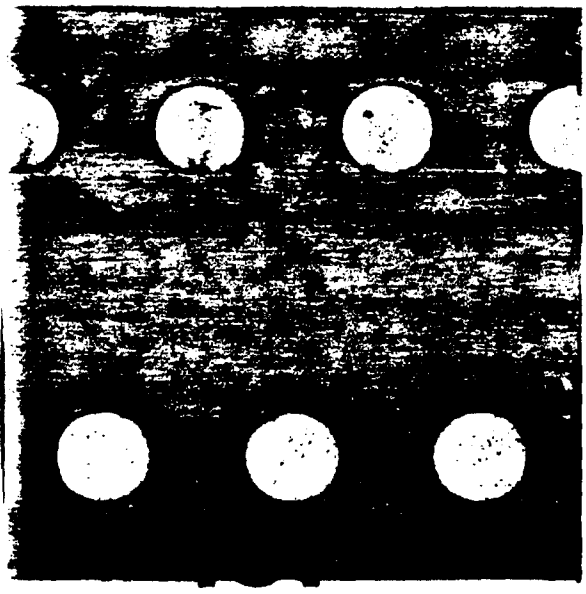
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

05/16/95 01 11:17 0001 1444

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



61148
IDENTIF. ↑ REFERENCE

95 MAY 16 AM 11:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 910811