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SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gordon F. McCammon Charles V. Duncan P.O. BOX 127 JOELTON, TN 37080	30-88	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WHEREAS, Howard A. Hempel, Jr, by Deed of Trust (the "Deed of Trust") dated September 1, 1989, transferred and conveyed to Wm. G. Wilkinson, Trustee, the real property described in Exhibit A hereto (the Deed of Trust being of record in Book 7942, page 139, Register's Office for Davidson County, Tennessee) (the "Property"); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 9115, page 567, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 11:00 a.m. (eleven o'clock in the morning), May 19, 1995, at the Davidson County courthouse, Nashville, Tennessee when and where Gordon F. McCammon and Charles V. Duncan ("Grantee"), became the last and highest bidder for cash at the price of Thirty-One Thousand Five Hundred and No/100 Dollars ($31,500.00).

NOW, THEREFORE, in his his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, as Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

0064965
IDENTIF. # REFERENCE

95 MAY 30 PM 12:0
DAVIDSON COUNTY TN

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

Words used herein indicating number or gender shall be read as context may require.

Dated this 26th day of May, 1995.

Charles S. Sanger

Charles S. Sanger, as Successor Trustee, and not otherwise

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ward, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of May, 1995.

Mary C. Ward
Notary Public

My Commission Expires: 9/27/97

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $31,500.00.

Sodus F. McCammon
AFFIANT

Subscribed and sworn to before me this 26th day of May, 1995.

Mary C. Ward
Notary Public

My Commission Expires: 9/27/97

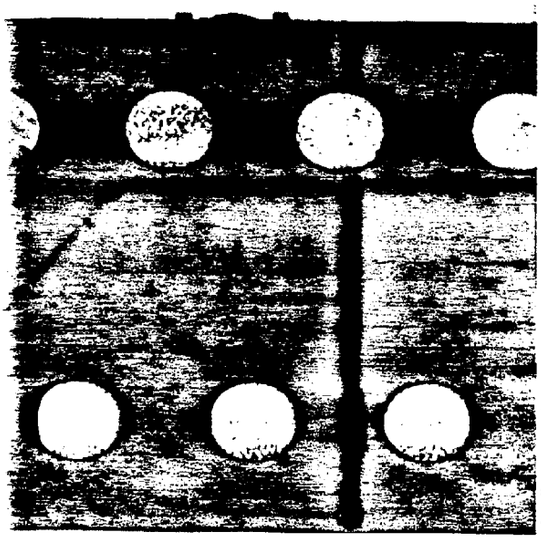
EXHIBIT A BOOK 9684PG 79

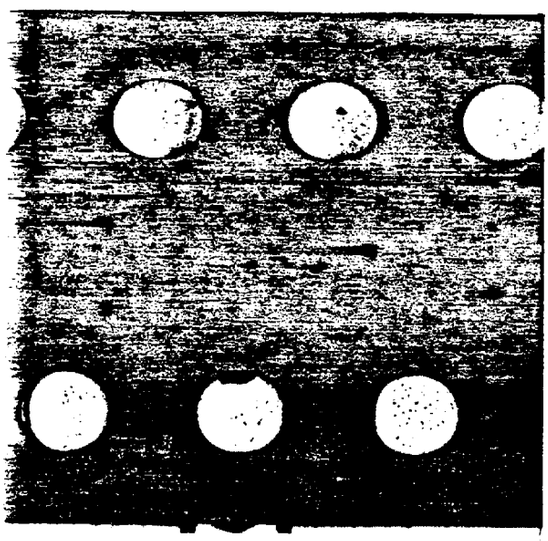
Description of Real Property:

Land in the 14th Civil District of Davidson County, Tennessee, being described according to a survey by Bruce Rainey and Wayne Cooper, Sr., dated February 10, 1972, and revised April 4, 1978, as follows: BEGINNING at a point in the center of Old Hickory Boulevard, the northwest corner of S.T. Richardson's property; thence running with the center of Old Hickory Boulevard westwardly around a curve having a radius of 402.4 feet a distance of 309.2 feet to a point; thence South 62 degrees 30 minutes West 190.1 feet to a point; thence South 33 degrees 26 minutes West 60.0 feet to a point; thence South 64 degrees 39 minutes West 82.0 feet to a point; thence South 35 degrees 52 minutes West 85.0 feet to a point; thence South 77 degrees 32 minutes West 100.0 feet to a point; thence South 61 degrees 33 minutes West 100.0 feet to a point; thence South 32 degrees 08 minutes West 190.1 feet to a point; thence South 69 degrees 32 minutes West 302.7 feet to a point; thence leaving said Old Hickory Boulevard, South 30 degrees 34 minutes East 584.0 feet to a point being the southwest corner of B.M. Burnham, Jr., property; thence running with the line between said property, North 64 degrees 32 minutes East 225.0 feet to a point; thence North 79 degrees 32 minutes East 732.0 feet to a point being a corner to the S.T. Richardson's property; thence running with the line between said property, North 10 degrees 00 minutes East 407.0 feet to the point of beginning, containing 13.6 acres, more or less.

BEING the same property conveyed to Howard A. Hempel, Jr., and wife, Brenda D. Hempel, by deed from Douglas Truman Spencer and wife, Judy D. Spencer, of record in Book 5649, page 505, Register's Office for Davidson County, Tennessee. By deed of record in Book 7942, page 137, said Register's Office, Brenda D. Hempel Binkley and husband, Roy Dale Binkley conveyed their entire interest in said property to Howard A. Hempel, Jr.

3627 05/30 0101 03CHECK 133.55





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

RECEIVED OF _____

FOR _____

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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	31500.00
CON TX	116.55
PRFEE	1.00
WDEED	16.00
TOTAL	133.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 133.55

05/30/95 01 12:03 0001 5627

0064965
IDENTIF. ↑ REFERENCE

95 MAY 30 P 12:01

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 914953