BK 9718 PG 963

THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215
File Box 9-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Tennessee Funding Company 1108 Battlewood Street Franklin, Tennessee 37069	New Owner	Map No. 83-13 Parcel No. 323

TRUSTEE'S DEED

WHEREAS, Robert L. Duplichan, Jr. and wife, Sandy L. Duplichan, by Deed of Trust (the "Deed of Trust") dated May 31, 1994, of record in Book 9367, page 794, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, 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 Tennessee Funding Company; 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 June 8, June 15 and June 22, 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 door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Friday, June 30, 1995, and TENNESSEE FUNDING COMPANY (hereinafter

called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Twenty Five Thousand Dollars ($25,000.00).

NOW, THEREFORE, F. B. Murphy, 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, its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Being Lot No. 149 on the plan of the Subdivision of Lindsley Home Place, Block "P", of record in Book 2, page 92, Chancery Court of Nashville, Tennessee.
>
> Said Lot No. 149 fronts 50 feet on the southerly side of Lillian Street and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Robert L. Duplichan, Jr. and wife, Sandy L. Duplichan by deed from Mark A. DeNardi, of record in Book 9367, page 791, Register's Office for Davidson County, Tennessee.

This is improved property known as 1404 Lillian Street, Nashville, Tennessee 37206.

This conveyance is made subject 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 Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, as Trustee, and not otherwise, warrants the title to said property to the Grantee, its 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 30th day of June, 1995.

F. B. MURPHY, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

AFFIANT

Sworn to and subscribed before me this 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: Jan 24, 1998

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 30th day of June, 1995.

NOTARY PUBLIC

My Commission Expires: Jan. 24, 1998

07/03 0101 03CHECK 105.50

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

95 JUL -3 AM 9:17

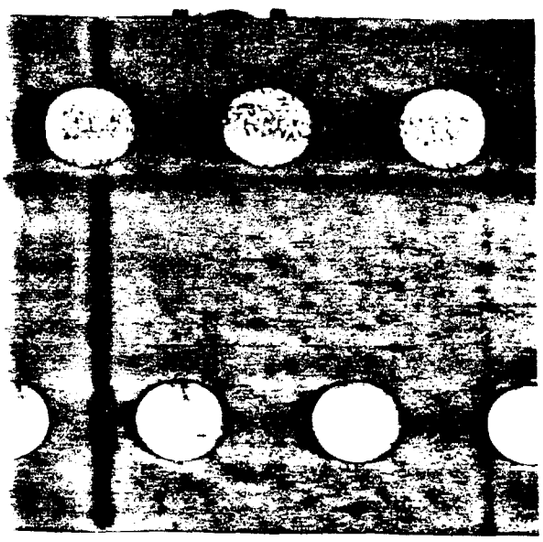
IDENTIF. # REFERENCE

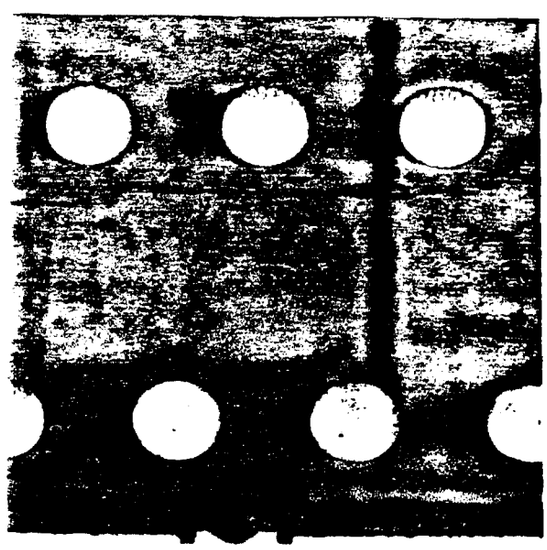
0075384

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE





RECEIVED OF _____

FOR _____

BOOK 9718 PG 971

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 25000.00
CON TX 92.50
PRFEE 1.00
MISC 12.00
TOTAL 105.50
CHECK 105.50

07/03/95 01 09:19 0001 7106

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075384
IDENTIF. # REFERENCE

95 JUL -3 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926264