BOOK 9721 PG 813

Wendell Duncan
Boatmen's National Mortgage, Inc.
Loan No. 424014

Name and address of new owner:
Boatmen's National Mortgage, Inc.
4041 Knight Arnold Road
Memphis, TN 38118

Send tax bills:
Same.

Prepared by:
David W. McMackin
5200 Maryland Way
Suite 105
Brentwood, TN 37027

Map & Parcel No.
96-14-98
03DZ60096

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated February 15, 1990, recorded in Book 8049, page 781, Register's Office, Davidson County, Tennessee, Wendell Duncan and wife, Kathy Duncan, conveyed to Delta Title Company, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated May 1, 1995, and recorded in Book 9675, page 625, 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 June 1, 8 and 15, 1995, stating that on June 28, 1995, at 12:10 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 Boatmen's National Mortgage, Inc. for $50,211.11, 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 Boatmen's National Mortgage, Inc. (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 754, Cloverhill Subdivision, Section 9, as of record in Plat Book 2331, page 44, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Wendell Duncan and wife, Kathy Duncan, by deed from Michael O. Thweat and wife, Connie S. Thweat, of record in Book 8049, page 778, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 2907 Twin Lawn Drive, Nashville, Tennessee 37214.
>
> 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 28 day of June, 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 28th day of June, 1995.

Notary Public

My Commission Expires: 05-24-97

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,211.11.

Affiant

Subscribed and sworn before me, this 28th day of June, 1995.

Notary Public

My Commission Expires: 05-24-97

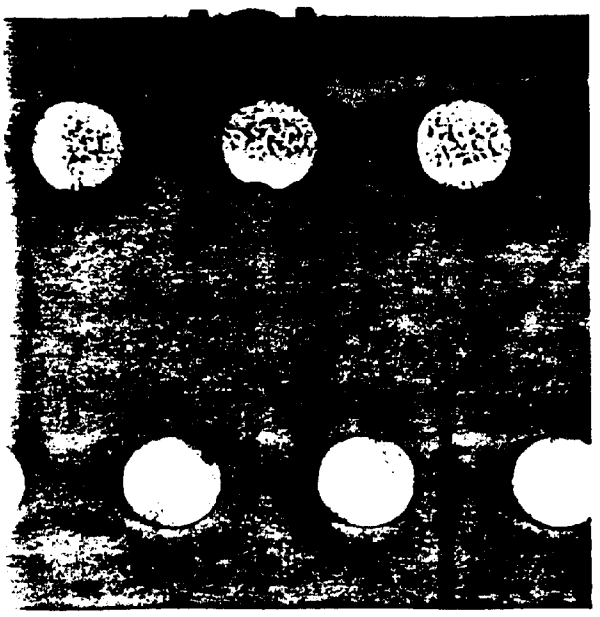
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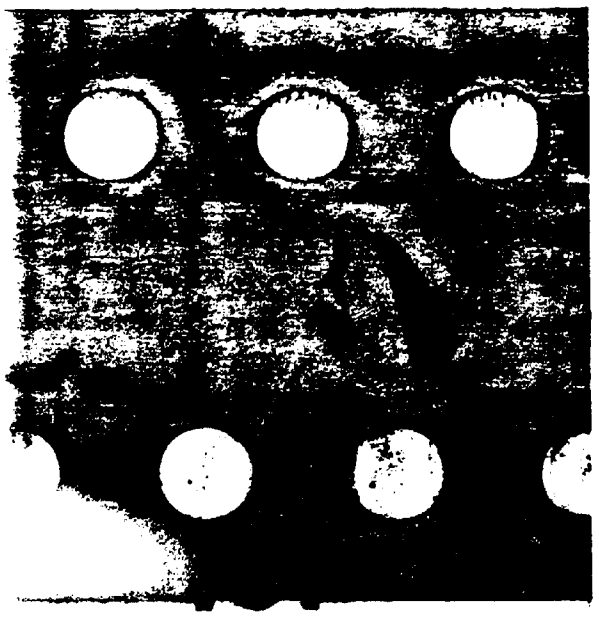
IDENTIF. ✦ REFERENCE

95 JUL -5 PM 12:12

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7993 07/05 0101 03CHECK 198.79





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9721 PG 822

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 50211.11
CON TX 185.79
PRFEE 1.00
WDEED 12.00
TOTAL 198.79
CHECK 198.79

07/05/95 01 12:13 0001 7993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0076200
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 12: 12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.927139