SEND TAX BILLS AND
ADDRESS NEW OWNERS:
Clark Maxfield and Carla Erb
816 Fonvic DR
NASHVILLE, TN 37207

mail

This instrument prepared by:
Timothy D. Ferguson
Attorney at Law
Hendersonville, Tennessee

MAP PARCEL NUMBER:
083 - 11 - 0 087.00

SUBSTITUE TRUSTEE'S DEED

This instrument made and entered into on this the 23th day of June, 1995, by and between Timothy D. Ferguson, Substitute Trustee, FIRST PARTY, and Clark Maxfield and Carla Erb, joint tenants with right of survivership, SECOND PARTY.

WHEREAS, by Deed of Trust dated October 24, 1986, of record in Book 7021, Page 188, Register's Office for Davidson County, Tennessee, CHARLES R. JENNINGS and wife, JANICE A. JENNINGS, conveyed to W. G. TRABER, as Trustee, the hereinafter described real estate to secure a note in the original amount of FORTY SIX THOUSAND DOLLARS ($46,000.00), and

WHEREAS, FIRST PARTY was appointed as Substitute Trustee by instrument of record in Book 9682, Page 451, Register's Office for Davidson County, Tennessee, and

WHEREAS, default was made in the payment of said indebtedness and the holder thereof having directed the FIRST PARTY to sell said property as provided in said Deed of Trust, the FIRST PARTY, did, by three (3) weekly publications in the Nashville Record, Nashville, Tennessee, on June 1, June 8, and June 15, 1995, advertise said property to be sold on June 23, 1995, at 11:30 a.m. in the first floor lobby of the Davidson County Courthouse in Nashville, Tennessee. FIRST PARTY did on June 23, 1995, at 11:30 a.m., offer said property for sale, and after receiving competitive bids, sold said property to the SECOND PARTY at the price of FIFTY THREE THOUSAND DOLLARS, ($53,000.00), this being the highest, best and last bid and being in excess of the total unpaid balance due on the said note, together with the expense of sale.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

NOW THEREFORE, THIS DEED WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of FIFTY THREE THOUSAND ($53,000.00) DOLLARS, to be applied to the balance due on the indebtedness secured by the deed of trust as aforesaid, FIRST PARTY, has this day bargained and sold and does sell, transfer, and convey to the SECOND PARTY, their heirs and assigns, the following described real estate located in Davidson County, Tennessee, and more particularly described as follows to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF EASTLAND ACRES, SECTION 1, OF RECORD IN BOOK 2133, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

BEGINNING AT A POINT IN THE EAST MARGIN OF NEWHALL DRIVE, THE COMMON CORNER OF LOTS NO. 13 AND 14; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTWARDLY 133 FEET TO THE CORNER OF LOT 15; THENCE WITH THE LINE BETWEEN LOTS 13 AND 15, SOUTHEASTWARDLY 67.1 FEET TO A CORNER OF LOT 48; THENCE WITH THE LINE BETWEEN LOTS 13 AND 48, SOUTHWESTWARDLY 74.4 FEET TO A CORNER OF LOT 12; THENCE WITH THE LINE BETWEEN LOTS 12 AND 13, WESTWARDLY 130 FEET TO THE EAST MARGIN OF NEWHALL DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHWARDLY 100 FEET TO THE BEGINNING.

BEING THE SAME PROERTY CONVEYED TO CHARLES R. JENNINGS AND WIFE, JANICE A JENNINGS BY DEED FORM ODELL L. BULLARD, A WIDOWER, OF RECORD IN BOOK 7021, PAGE 185. JANICE A. JENNINGS HAIVNG QUITCLAIMED HER INTEREST TO CHARLES R. JENNINGS OF RECORD IN BOOK 9308, PAGE 473.

This property is known as 803 Newhall Drive, Nashville, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all improvements thereon unto the SECOND PARTY, their heirs and assigns, in fee simple forever, and in bar of all statutory right or equity of redemption.

FIRST PARTY, as Trustee, does hereby transfer, assign and set over unto the SECOND PARTY all of 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 Trustee, but not further or otherwise.

Said property is conveyed subject to liens, easements, encumbrances, property taxes, right of redemption of taxing entities, and other matters which are prior in right to the lien of the aforesaid Deed of Trust.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Witness the signature of the FIRST PARTY on the day first above written.

TIMOTHY D. FERGUSON, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

On this the 23th day of June, 1995, before me personally appeared TIMOTHY D. FERGUSON, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed, and in the capacity therein stated.

Witness my hand and official seal at Hendersonville, Tennessee, this the 23th day of June, 1995.

Carl H Oldham
NOTARY PUBLIC

My Commission Expires:
7-21-98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.
95 JUL -5 PM 2:13
IDENTIF. & REFERENCE
00076362

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $53,000.00.

AFFIANT

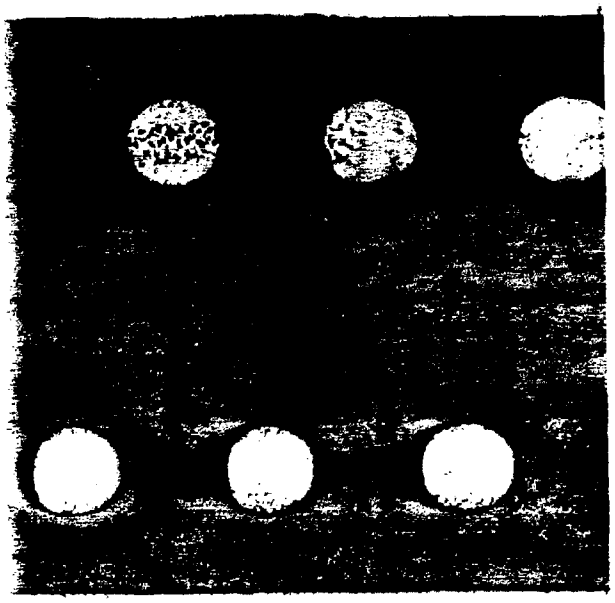
Subscribed and sworn to before me, this the 26th day of June, 1995.

8154 07/05 01:03CHECK 209-10

NOTARY PUBLIC

My Commission Expires:
D-1/3/98

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

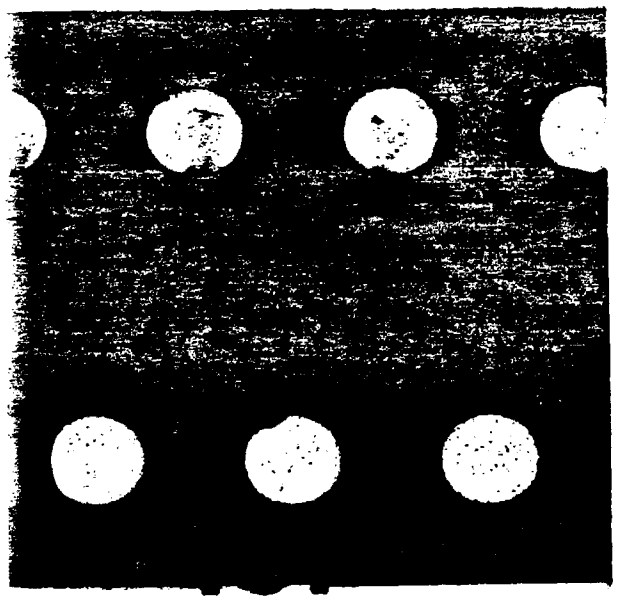
RECEIVED OF _____

FOR _____

BOOK 9722 PG 404

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	53000.00
CON TX	196.10
PRFEE	1.00
WDEED	12.00
TOTAL	209.10
CHECK	209.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/95 01 14:14 0001 8154

0076362
IDENTIF. ↑ REFERENCE

95 JUL -5 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 927301