THIS INSTRUMENT PREPARED BY AND RETURN TO:
Ballin, Ballin & Fishman, P.C.
Randall J. Fishman, Attorney at Law
200 Jefferson Avenue, Suite 1250
Memphis, Tennessee 38103
(901) 525-6278

BOOK 9734 PG 125

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by deed of trust dated the 7th day of May, 1993, and recorded in the Register's Office of Davidson County, Tennessee, under Book 8942, Page 626, STEPHEN B. PRICE and wife, CHASITY D. PRICE, conveyed to Thomas F. Baker, IV, as Trustee, the hereinafter described property for the purpose of securing payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Randall J. Fishman was appointed SUCCESSOR TRUSTEE by instrument of record in the Register's Office of Davidson County, Tennessee, under Book 9686, Page 451, and,

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed and the holder of said deed of trust requested the undersigned to advertise and sell said property under the terms and provisions of said deed of trust, and,

WHEREAS, in pursuance of said request the said property was, by the undersigned, advertised for sale in conformity with the terms and provisions of said deed of trust, by which advertisement the said sale was appointed to be held on the 13th day of July, 1995, at the Court House of Nashville, Tennessee; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which sale FIRST TENNESSEE BANK NATIONAL ASSOCIATION, being the highest, best and last bidder, became the purchaser of said property at and for the sum of $48,764.99, and,

WHEREAS, the said purchaser being the owner of the debt for which said property was sold, has complied with the terms of sale by paying into the hands of the undersigned SUCCESSOR TRUSTEE the expenses of the sale, the balance of the purchase price being credited on the indebtedness secured by said trust deed;

NOW, THEREFORE, in consideration of the premises and of the payment by the said FIRST TENNESSEE BANK NATIONAL ASSOCIATIOn as aforesaid, of the said sum of money, receipt of which payment is hereby acknowledged, the undersigned, Randall J. Fishman, as SUCCESSOR TRUSTEE, does hereby grant, bargain, sell and convey unto the said FIRST TENNESSEE BANK NATIONAL ASSOCIATION, as aforesaid, and unto its successors and assigns, the property above-mentioned and now further described as situated in the County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Lot No. 61 on the Plan of Beverly Heights, Section 4, as shown on plat of record in Book 5200, Page 263, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

TO HAVE AND TO HOLD, the property described above, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto the said FIRST TENNESSEE BANK NATIONAL ASSOCIATION as aforesaid, and unto its successors and assigns forever, to whom the said Randall J. Fishman, as SUCCESSOR TRUSTEE, warrants the title to the aforesaid property against the lawful claims and demands of all persons claiming by, through, or under him, but not further nor otherwise.

IN TESTIMONY WHEREOF, Randall J. Fishman, SUCCESSOR TRUSTEE, has hereunto set his hand this 13th day of July, 1995.

BOOK 9734 PG 126

Randall J. Fishman
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF SHELBY)

On this 13th day of July, 1995, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Randall J. Fishman, SUCCESSOR TRUSTEE, to me known 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.

WITNESS my hand and Notarial Seal the day and year above written.

Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

My Commission Expires:

3/25/99

Property Address: 216 Flora Maxwell Road, Nashville, TN 37211

Mail Tax Notices to: First Tennessee Bank National Association, Post Office Box 474, Memphis, Tennessee 38101

MAP/PARCEL 147-8-236.00 Field Book 5DU05700

File No. RJF 950533

STATE OF TENNESSEE)
COUNTY OF SHELBY)

I, or we, hereby swear or affirm that to the best of affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $48,764.99, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 13th day of July, 1995.

Notary Public

DIANE WICINSKI NOTARY PUBLIC AT LARGE 3-30-99 SHELBY CO., TN

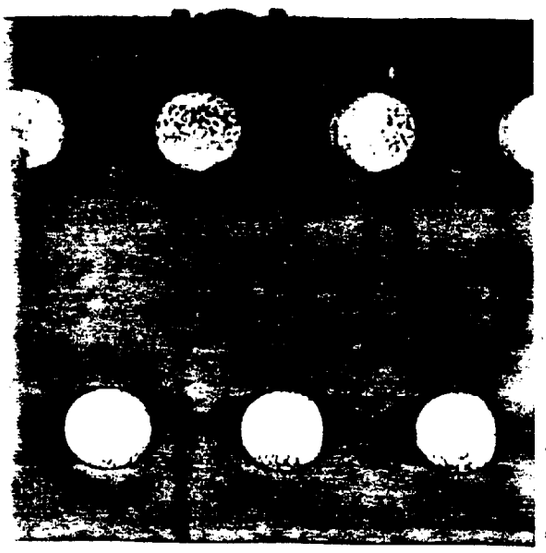
My Commission Expires:

2/25/99

00080083

95 JUL 19 AM 9:10

REGISTER
DAVID



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

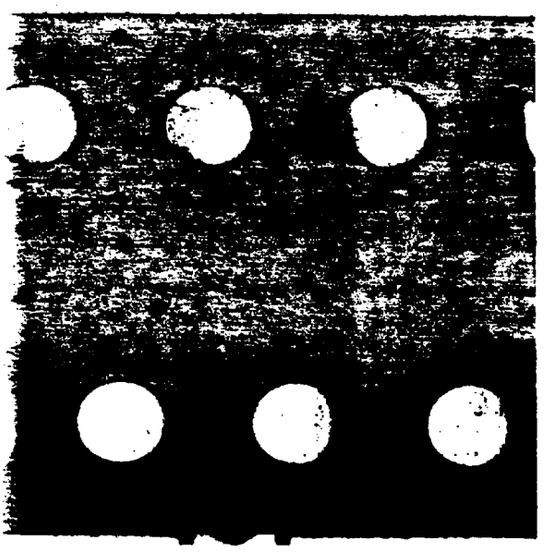
RECEIVED OF _____

FOR _____

BOOK 9734 PG 127

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 48764.99
CON TX 130.44
PRFEE 1.00
WDEED 8.00
TOTAL 139.44
CHECK 139.44
07/19/95 01 09:10 0001 2277

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0080083
IDENTIF. & REFERENCE

95 JUL 19 AM 9:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 931369