Name and address of new owner:

Southern Financial, Inc.
222 Thompson Lane
Nashville, TN 37211

Send tax bills: SAME

Prepared by:

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

Map & Parcel No.
72-13-251
27W 25665

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated September 4, 1992, recorded in Book 8727, page 501, Register's Office, Davidson County, Tennessee, James E. Merrell and wife, Olivia W. Merrell conveyed to D. Ronald Ingram, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated June 21, 1995, and recorded in Book 9734, page 314, 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 August 17, 24 and 31, 1995, stating that on September 8, 1995, at 10:00 a.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;

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 Southern Financial, Inc. for $94,625.00, 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 Southern Financial, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

TRACT 1
LAND in Davidson County, Tennessee, being Lot No. 212 on the Plat of Travecca Subdivision of Renraw, as of record in Book 421, pages 72 and 73, Register's Office for said County.

SAID Lot No. 212 fronts 50 feet on the Northerly side of West Douglas Avenue and runs back 274.5 feet on the Westerly line and 275.3 feet on the Easterly line, to an alley, measuring 50 feet thereon.

BEING the same property conveyed to James E. Merrell and wife, Olivia W. Merrell, by quitclaim deed from Naomi Fay Boykin, of record in Book 8710, page 676, Register's Office Davidson County, Tennessee.

This is improved property located at 925 Douglas Avenue, Nashville, Tennessee 37206.

TRACT 2
LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of H.M. Doak's Subdivision of record in Book 332, page 32, said Register's Office.

SAID Lot No. 17 fronts 50 feet on the Northerly side of McKennie Avenue and runs back between parallel lines 174 feet to an alley.

BEING the same property conveyed to James E. Merrell and wife, Olivia W. Merrell, by deed form J.D. Merrell, of record in Book 8727, page 498, Register's Office, Davidson County, Tennessee.

This is improved property located at 1403 McKennie Avenue, Nashville, Tennessee 37206.

The above legal descriptions are identical to the legal descriptions in the previous deeds 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 8th day of September, 1995.

D.W. McMackin

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 8th day of September, 1995.

Tisha C. Brewer

Notary Public

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $94,625.00.

D.W. McMackin, Substitute Trustee

Affiant

Subscribed and sworn before me, this 8th day of September, 1995.

Tisha C. Brewer

Notary Public

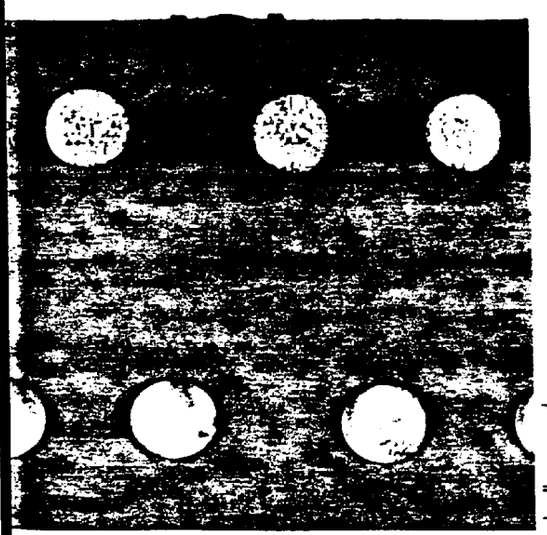
TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

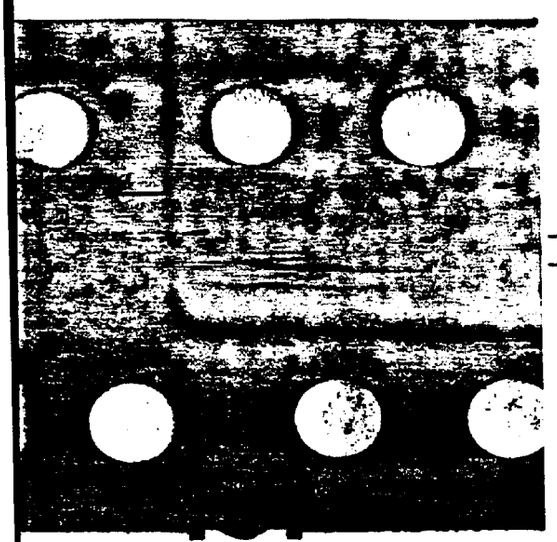
My Commission Expires: 7/25/98

0099907
IDENTIF. ▲ REFERENCE

95 SEP 13 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3658 09/13 0101 03CHECK 363.02





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

RECEIVED OF _____

FOR _____

BOOK 9793 PG 893

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	94625.00
CON TX	350.02
PRFEE	1.00
WDEED	12.00
TOTAL	363.02
CHECK	363.02

09/13/95 01 13:09 0001 3668

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0099907
IDENTIF. # REFERENCE

95 SEP 13 PM 1:06
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 952532