Box 17

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230, 392 Harding Place
Nashville, TN 37211

M. NORRIS JENKINS

Trustee

Map 82-7
Parcel 320

TRUSTEE'S DEED

TO: DWAYNE W. BAILEY
548 Franklin Road
Franklin, TN 37069

BOOK 9876PG664

WHEREAS, by Deed of Trust executed August 10, 1993 and recorded in Book 9046, page 950, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Sheba L. Sanford and wife, Sakytha Sanford (Mortgagors) to M. Norris Jenkins, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagors, their heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Dwayne W. Bailey and wife, Edith Bailey are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 9046, page 950, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Monday, November 27, 1995, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Dwayne W. Bailey and wife, Edith Bailey were the highest and best bidders for cash, said bid being in the amount of $15,000.00;

NOW THEREFORE, I, M. Norris Jenkins, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust,

have this day bargained and sold and do by these presents transfer and convey to Dwayne W. Bailey and wife, Edith Bailey, their heirs and assigns forever, that certain land described as follows:

Being Lot No. 25 on the East Nashville Real Estate Company's Plan of Lots, as of record in Book 57, page 11, Register's Office for said County.

Said Lot No. 25 fronts 50 feet on the southerly side of Hancock Street and runs back between parallel lines 176 feet to an alley.

Being the same property conveyed to Sheba L. Sanford and wife, Sakytha Sanford by deed from B & W Real Estate Investment Co., a partnership, of record in Book 9046, page 947, Register's Office for Davidson County, Tennessee.

This is improved property at 312 Hancock Street, Nashville, TN 37207.

It is the intention and purpose of M. Norris Jenkins, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagors or any other person.

IN WITNESS WHEREOF, I, M. Norris Jenkins, Trustee, have executed this deed of conveyance this 27th day of November, 1995, by subscribing hereto my official signature.

IDENTIF. ↑ REFERENCE 012834

95 DEC -4 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

M. NORRIS JENKINS

Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, M. Norris Jenkins, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 27th day of November, 1995, at Nashville, Tennessee.

My Commission Expires:
6-24-97

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $15,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 27th day of November, 1995, at Nashville, Tennessee.

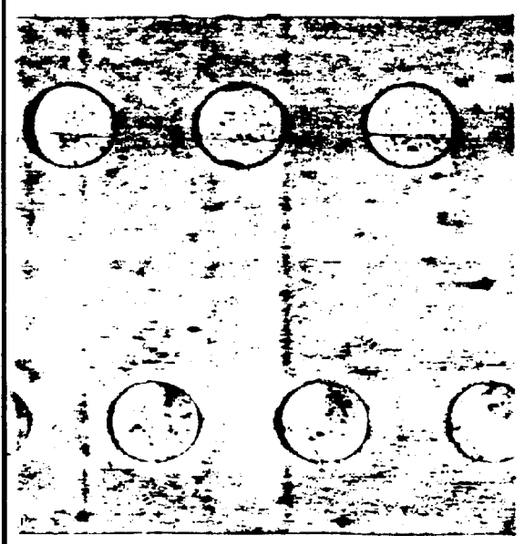
My Commission Expires:

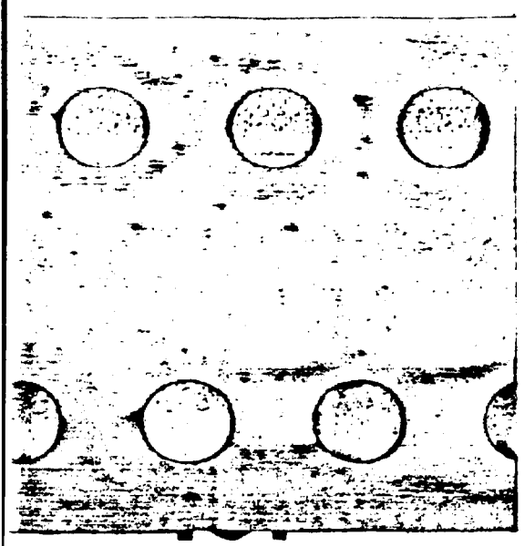
5-24-98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

4223 12/04 0101 03CHECK 68.50





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

RECEIVED OF _____

FOR _____

BOOK 9876 PG 667

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	15000.00
CON TX	55.50
PRFEE	1.00
WDEED	12.00
TOTAL	68.50
CHECK	68.50

12/04/95 01 12:50 0001 4223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

012834 I
IDENTIF. ↑ REFERENCE

95 DEC -4 PM 12:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 982721