BOOK 9880 PG 440

This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Owner: Regions Bank
of Tennessee
Send Tax Bills To:
616 Marriott Drive
Nashville, TN 37230
Map&Parcel: 95-4-67

TRUSTEE'S DEED

WHEREAS, Rebecca Elaine Fisher, unmarried, by Deed of Trust, dated September 30, 1988, of record in Book 7676, page 111 of the Register's Office for Davidson County, and re-recorded in Book 7793, page 143 of the Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, to secure payment of a Promissory Note as more fully described in said Deed of Trust, payable to Regions Bank of Tennessee, formally First Security Bank of Tennessee as successor to Security Federal Savings and Loan Association of Nashville, pursuant to Notice of Merger filed January 7, 1993, of record in Book 8835, page 555, Register's Office of Davidson County, Tennessee; and

WHEREAS, F. M. Puryear has been appointed Successor Trustee by the owner and holder of said Note by instrument of record in Book 9841, page 720 of the Register's Office for said County; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust and the lawful owner called on F. M. Puryear, Successor Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Successor Trustee did, therefore, pursuant to the authority vested in him as Successor Trustee, and pursuant to the terms and provisions of said Deed of Trust advertise the property by publishing a Notice of Sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on November 9, November 16, and November 23, 1995 at the courthouse in Nashville, Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances, and rights pertaining thereto which may effect the property.

Pursuant to said Notice of Sale, the Successor Trustee, at the time and place affixed therein, offered the property for sale to the highest bidder for cash and sold said property to Regions Bank of Tennessee, for the sum of Forty Three Thousand Dollars ($ 43,000.00), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its note and its permissible expenses and fees incurred as of the date of sale, the Successor Trustee has this date bargained and sold and does hereby sell, transfer and convey unto Regions Bank of Tennessee , its successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 12 on the Map of Eva-Mor Heights as of record in Book 1424, page 149, Register's office for said County.

Said Lot No. 12 fronts 70 feet on the north side of Crossfield Drive and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Rebecca E. Fisher, unmarried, also known as Rebecca Elaine Fisher, by Deed from Terry L. Robinson and wife, Frances D. Robinson of record in Book 4906, page 851, Register's office for Davidson County, Tennessee

TO HAVE AND TO HOLD, the aforesaid real estate, together with all improvements thereon, upon the said Regions Bank of Tennessee, its successors and assigns, in fee simple, forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all being put in previous writing.

And the Successor Trustee does hereby transfer, assign and set over to the said Regions Bank of Tennessee, its successors and assigns all 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 Successor Trustee, but no further or otherwise. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Restrictive Covenants contained in an instrument recorded in Book 1807, page 413, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin

3. Subject to all matters shown on the Plan of record in Book 1424, page 149 in the Register's Office for Davidson County, Tennessee.

4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown on the public records.

5. Encroachments, boundary line disputes, easements or claims of easement not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises.

6. Any and all prior easements, restrictions, encumbrances, or liens of any nature imposed by law and not shown by the public records, including without limitation the right(s) of redemption of any taxing authority.

WITNESS my hand this 6 day of December, 1995.

Successor Trustee

F. M. Puryear

F. M. Puryear

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 9880 PG 442

Personally appeared before me, the undersigned, a Notary Public, in and for the above state and county, the above-signed F. M. Puryear, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be the Successor Trustee, and who acknowledged that as such Successor Trustee, he was authorized to sign the foregoing document and duly being sworn he did so sign by affixing his name hereto.

Witness my hand and seal this 6th day of December, 1995.

Timothy P. Hill
NOTARY PUBLIC

TIM P. HILL NOTARY PUBLIC DAVIDSON COUNTY TN

My Commission Expires:

3-23-96

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $___
Forty Three Thousand ($ 43,000).

Shey Scott
AFFIANT

Sworn to and subscribed before me this 6th day of December, 1995.

Timothy P. Hill
NOTARY PUBLIC

TIM P. HILL NOTARY PUBLIC DAVIDSON COUNTY TN

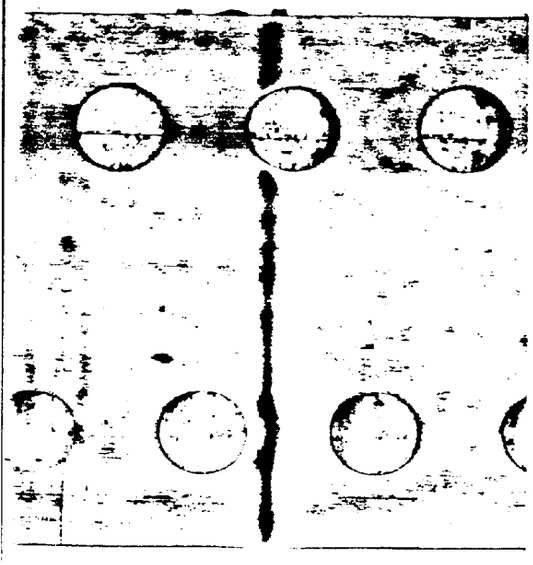
My Commission Expires:

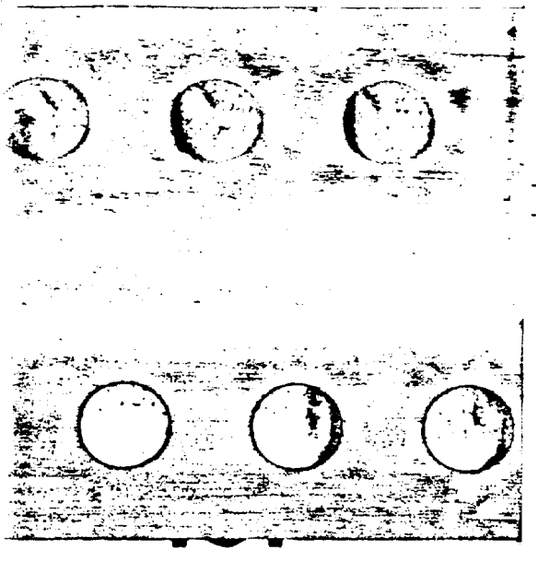
3-23-96

0129432
IDENTIF. & REFERENCE

95 DEC -6 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5390 12/06 0101 03CHECK 172.10





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9880 PG 443

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 43000.00
CON TX 159.10
PRFEE 1.00
WDEED 12.00
BKMARK 172.10
CHECK 172.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

12/06/95 01 11:16 0001 5390

0129432
IDENTIF. ↑ REFERENCE

95 DEC -6 AM 11:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 983879