56

This Instrument was Prepared By:
Anderson & Jordan, P.A.
2323 Crestmoor Road
Nashville, Tennessee 37215

NEW OWNER:
Please send tax bills to:
Fleet Finance, Inc.
6 Executive Park Drive, N.E., Suite 300
Atlanta, Georgia 30329

BOOK 9914 PG 286

Map and parcel No.: 147-11 60

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") dated May 21, 1993, and recorded in Book 8956, Page 342, Register's Office for Davidson County, Tennessee, from Mary Nancy Dodson, conveyed certain real property to Anderson & Jordan Escrow Co., Inc., as Trustee, the hereafter described property (the "Property") for the purposes of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Successor Trustee by instrument recorded in Book 9877, Page 692, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 3rd day of January, 1996, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Fleet Finance, Inc. of Georgia ("Grantee"), whether one or more, being the highest and best bidder, become the purchaser of the Property at and for the sum of $69,300.00.

NOW, THEREFORE, in consideration of the premises, the Undersigned, John M. Jordan, as Successor Trustee, does hereby grant, bargain, sell, and convey to the Grantee, in fee simply forever, the Property, described as being in the County of Davidson State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 431 on the Map of Whispering Hills Subdivision, Section II-C, as of record in Book 2663, page 66 and 67, Register's Office for said county.

Being all or a portion of the real estate conveyed to the party of the first part by Michael Ray Dodson by a Quitclaim Deed, dated 3-6-85, and recorded in Book 6505, Page 853, the Registers Office at Davidson County, Tennessee.

The street address of the property is 516 Leeanne Drive, Nashville, Tennessee 37211.

Subject to all unpaid taxes, and governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

Sale was advertised and made as Successor trustee only without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as successor Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, John M. Jordan Successor Trustee.

John M. Jordan
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 9914 PG 287

On this 3rd day of January, 1996, before me personally appeared John M. Jordan, 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.

Katherine J. Henrick
Notary Public

My Commission Expires: My Commission Expires MAR. 21, 1998

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 69,300.00.

Affiant

Sworn to and Subscribed before me this 3rd day of January, 1996.

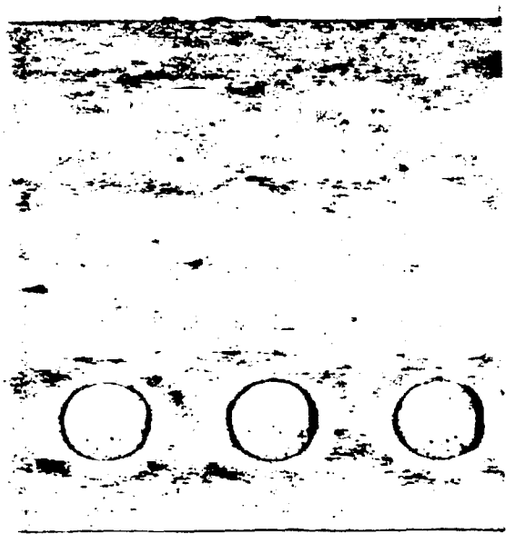
Katherine J. Henrick
Notary Public

My Commission Expires: My Commission Expires MAR. 21, 1998

0139749
IDENTIF. & REFERENCE

96 JAN 10 PM 4:09
FELIX ... REGISTER
DAVIDSON COUNTY, TN.

5576 01/10 0101 03CHECK 265.41



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

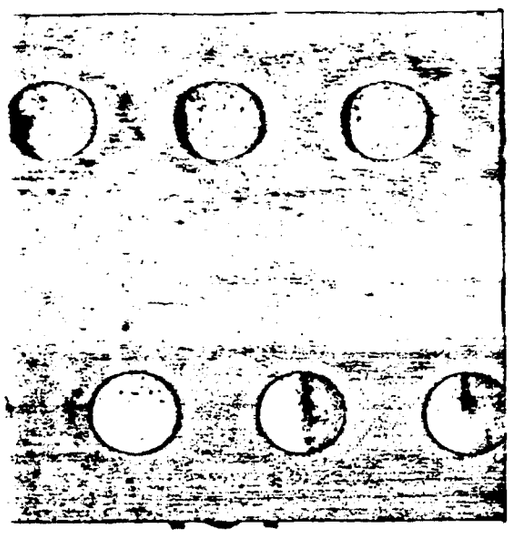
BOOK 9914 PG 288

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	69300.00
CON TX	256.41
PRFEE	1.00
WDEED	8.00
TOTAL	265.41
CHECK	265.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0139749
IDENTIF. & REFERENCE

95 JUN 10 PM 4:09

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 994910