This instrument prepared by:
Crocker and DeSha
Attorneys at Law
Suite 2909, The Tower
611 Commerce Street
Nashville, TN 37203

BOOK 9923 PG 951

Address New Owner:	Send Tax Bills To:	Map/Parcel
David T. Johnson Leta G. Johnson 914 Lake Park Dr. Gallatin, TN 37066	SAME	71/16/86.00

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by a Deed of Trust dated March 9, 1993, executed by Emma Reese to Robert P. Ziegler, Trustee, and of record in Book 8888, Page 247, Register's Office for Davidson County, Tennessee, the said Emma Reese conveyed to the said Trustee the there within-described real property to secure the payment of the indebtedness described therein; and

WHEREAS, Roy C. DeSha, Jr., was appointed Successor Trustee in said Deed of Trust by instrument of record in Book 9882, Page 965, Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of said indebtedness and the lawful holder and owner thereof declared the entire balance of said note immediately due and payable and made demand upon me, Roy C. DeSha, Jr., Successor Trustee, to exercise the power of sale contained in said Deed of Trust; and

WHEREAS, I caused said property to be advertised in the Nashville Record, a newspaper published in Davidson County, Tennessee, once each week for three consecutive weeks, all in accordance with the terms of the said Deed of Trust, for sale at 12:15 p.m., on January 18, 1996, at the south door of the Davidson County Courthouse in Nashville, Tennessee, for cash; and

WHEREAS, the highest, last and best bid received was in the amount of $29,700.00, cash, said offer and bid having been made by David T. Johnson and wife, Leta G. Johnson;

NOW, THEREFORE, in consideration of said sum, I, Roy C. DeSha, Jr., Successor Trustee, have bargained and sold and by these presents do transfer and convey to the said David T. Johnson and wife, Leta G. Johnson, their successors, heirs and assigns, a

certain tract or parcel of land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1 of the resubdivision of Lot No. 15 of Bellview Subdivision of record in Book 4470, page 194, Register's Office for said County.
>
> Said Lot No. 1 fronts 120.0 feet on the westerly side of Montgomery Avenue and extends back 138 feet on the north line along the southerly right-of-way of Crockett Street and 131.4 feet on the southerly side to a rear line measuring 119.81 feet.
>
> Being the same property conveyed to James Reese et ux Emma Reese by deed from Paul Grant et ux Mary Alice Grant, dated May 02, 1975, recorded May 02, 1975, in Book 4909, page 430, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1320 Montgomery Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD, said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David T. Johnson and wife, Leta G. Johnson, their successors, heirs and assigns, forever.

This conveyance is made by me as Successor Trustee of all my right, title and interest in the property as described in the within above-referenced Deeds of Trust, without warranty of any kind, and no further or otherwise.

WITNESS my hand this 22nd day of January, 1996.

Roy C. DeSha, Jr., Successor Trustee

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy C. DeSha, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of January, 1996.

Notary Public
My Commission Expires: 3/21/98

BOOK 9923 PG 953

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $29,700.00.

Affiant

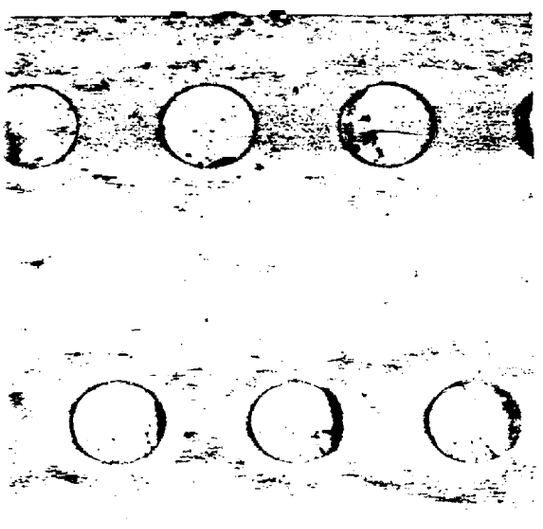
Subscribed and sworn to before me this 22nd day of January, 1996.

Notary Public
My Commission Expires: 3/5/97

011,2991

96 JAN 22 PM 1:37

PICK-UP



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 9923 PG 954

RECEIVED OF _____

FOR _____

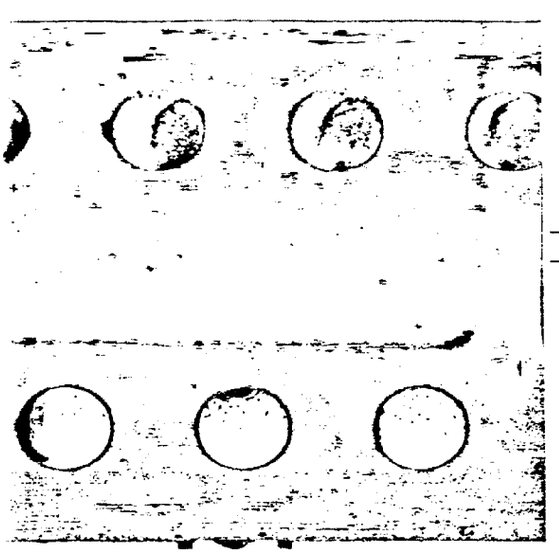
CO CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CONT	29700.00
CON TX	109.89
PRFEE	1.00
RELEED	12.00
TOTAL	122.89
PAID	122.89

[illegible] 02 13:37 0001 9963

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



014,2891

IDENTIFICATION

95 JUN 22 PM 1:37

REGISTER'S OFFICE

DAVIDSON COUNTY, TN.

No. 998248