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

Owner: A. Robert & Heidi A.C. Thoeny
1312 Fairmont Ct., Nashville 37211
Send Tax Bills To: SAME

Map&Parcel: 142-4A-61

TRUSTEE'S DEED BOOK 9933 PG 200

WHEREAS, Caralyn D. Everett, unmarried, by Deed of Trust, dated July 18, 1979, of record in Book 5467, page 426 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 and T. Richard Dean have been appointed Successor Trustees by the owner and holder of said Note by instrument of record in Book 9508, page 468 of Register's Office for Davidson County, Tennessee; 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 December 28, 1995, January 4 and January 11, 1996 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 A. Robert Thoeny and Heidi A. C. Thoeny, for the sum of Forty-four Thousand, Two Hundred, Fifty and NO/100 ($ 44,250.00), 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 A. Robert Thoeny and Heidi A. C. Thoeny, its successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

> Being Unit No. 61 in the Horizontal Property Regime located on the Plat of BELLE FOREST, of record in Book 5200, page 167, Register's office for Davidson County, Tennessee, to which reference is hereby made.
>
> Being the same property conveyed to Caralyn D. Everett, by Deed from Thomas C. Scott, Trustee, of record in Book 5467, page 426, said Register's office.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all improvements thereon, upon the said A. Robert Thoeny and Heidi A. C. Thoeny 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 A. Robert Thoeny and Heidi A. C. Thoeny, 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. Conditions, restrictions, options, encumbrances, liens, assessments, and undertakings contained in the Master Deed and By-Laws for the Belle Forest Condominiums, recorded in Book 5438, page 699, Register's office for Davidson County, Tennessee, and Amendment to By-Laws of record in Book 6082, page 866, said Register's office.

3. Easement Agreement between Belle Forest and American Buildings Company, of record in Book 5074, page 945, Register's office for Davidson County, Tennessee.

4. 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 31st day of January, 1996.

Successor Trustee

F. M. Puryear

96 JAN 31 PM 1:34
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

IDENTIF. & REFERENCE 0145733

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon H. Craddock, 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 31st day of January, 1996.

NOTARY PUBLIC

My Commission Expires: 1/20/99

SHARON H. CRADDOCK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

BOOK 9933PG202

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $___ ($ 44,250.00).

AFFIANT

Sworn to and subscribed before me this 31st day of January, 1996.

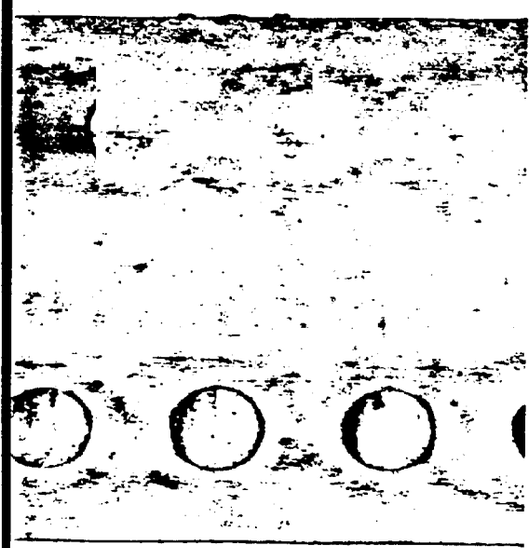
NOTARY PUBLIC

My Commission Expires:

1-20-99



3057 01/31 0101 01CASH 176.54



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

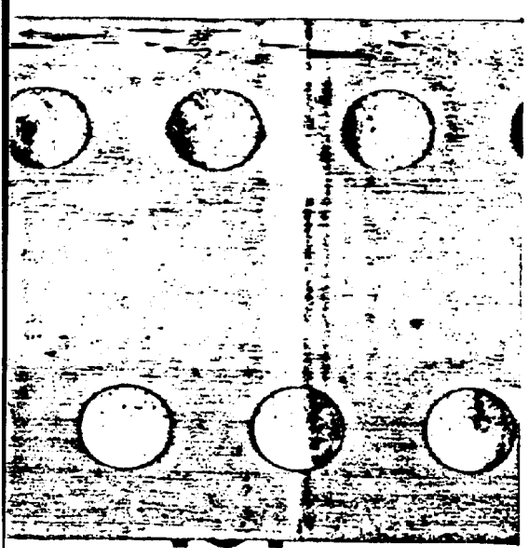
RECEIVED OF _____

FOR _____

BOOK 9933 PG 203

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	44250.00
CON TX	163.54
PRFEE	1.00
WDEED	12.00
TOTAL	176.54
CASH	176.54

01/31/96 01 13:36 3001 3057

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0145733
IDENTIF. # REFERENCE

95 JAN 31 PM 1:34
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1001303