BOOK 9953 PG 209

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mail JIM & PAULINE WILLIAMS 5308 HIGDON RD JOELTON, TN 37080	80-3-20	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WHEREAS, Reginald Osborne, Sr, by Purchase Money Deed of Trust (the "Deed of Trust") dated May 8, 1991, transferred and conveyed to David R. Wilson, Trustee, the real property described in Exhibit A hereto (the Deed of Trust being of record in Book 8349, page 867, Register's Office for Davidson County, Tennessee) (the "Property"); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 9898, page 668, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 11:00 a.m. (eleven o'clock in the morning), January 25, 1996, at the Davidson County courthouse, Nashville, Tennessee when and where JIM & PAULINE WILLIAMS ("Grantee"), became the last and highest bidder for cash at the price of THIRTY-SIX THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS ($36,700.00).

NOW, THEREFORE, in his his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, as Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

96 FEB 21 AM 10:00
FELIX A. ELLINGTON, REGISTER
DAVIDSON COUNTY, TN.

0152187
IDENTIFICATION REFERENCE

0329740.01
066601-241 01/22/96

TO HAVE AND TO HOLD in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

Words used herein indicating number or gender shall be read as context may require.

Dated this 25th day of January, 1996.

Charles S. Sanger, Trustee

Charles S. Sanger, as Successor Trustee, and not otherwise

0329740.01
066601-241 01/22/96

BOOK 9953 PG 211

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, J. P. Selinger, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of January, 1996.

Notary Public

My Commission Expires: My Commission Expires

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 36,700.00.

Jim Williams + Pauline Williams
AFFIANT

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

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,700.00
Pauline Williams
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Feb. 19 96.
D. Edwards
Deputy Register

0329740.01
066601-241 01/22/96

BOOK 9953PG212

EXHIBIT A

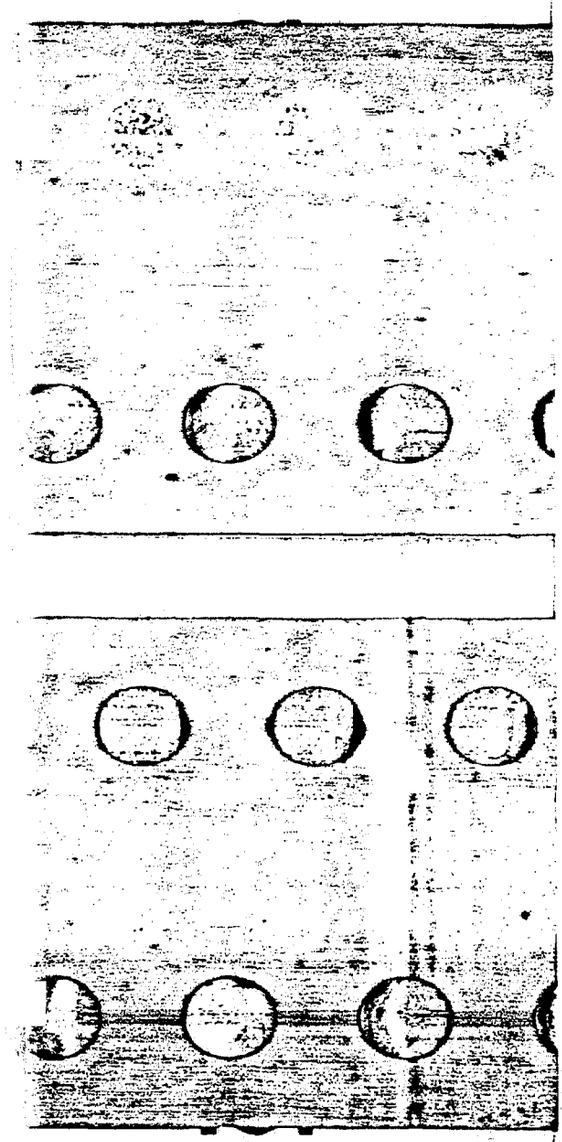
Description of Real Property:

The following property located in Davidson County, Tennessee, being more particularly described as follows:

BEING Lot. No. 537, Section Eight, Bordeaux Hills, of record in Book 4175, page 113, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Reginald Osborne by deed of record in Book 8349, page 864, said Register's Office.

9905 02/21 0101 03CHECK 152.79



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

RECEIVED OF _____

FOR _____

BOOK 9953 PG 213

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 36700.00
CON TX 135.79
PRFEE 1.00
WDEED 16.00
TOTAL 152.79
CHECK 152.79

02/21/96 01 10:01 0001 9905

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152187
IDENTIF. A REFERENCE

96 FEB 21 AM 10:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008079