BOOK 9953PG922

0152382
IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:

96 FEB 21 PM 2:12

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

F. B. Murphy, Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Lee Chapel AME Church 1732 Scovel Street Nashville, TN 37208	New Owner	Map 81-15 Parcel 367

TRUSTEE'S DEED

WHEREAS, Mrs. Louise Petties, a single person, by Deed of Trust (the "Deed of Trust") dated January 19, 1995, of record in Book 9579, page 42, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"); and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of said Note, Tennessee Funding Company, demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record in Nashville, Tennessee on January 25th, February 1st and February 8th, 1996; and

WHEREAS, the Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Thursday, February 15, 1996, and THE TRUSTEES OF LEE CHAPEL AME CHURCH (hereinafter called "Grantees") being the highest and best bidders therefor, became the purchasers of the property for the sum of Twenty Five Thousand Dollars ($25,000.00).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantees, their successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Being part of the lot marked "Miss Jane Thomas" on the plan of Manlove Heirs property, as of record in Book 21, page 129, Register's Office for said County and described as follows:

Beginning at the northeast corner of 18th Avenue, North, formerly Salem Street, and Heiman Street; thence, with the northerly margin of Heiman Street, eastwardly 46 feet to the southeast corner of the property conveyed to Thomas J. Powell and wife by deed from William C. Stovall and wife, of record in Book 565, page 96, said Register's Office; thence, with said Powells' westerly line, northwardly 162 feet, more or less, to the southerly margin of an alley; thence, with said alley westwardly 46 feet to the easterly margin of 18th Avenue, North; thence, with said Avenue, southwardly 162 feet, more or less, to the beginning.

Being the same property conveyed to Mrs. Louise Petties, subject to a life estate retained by Beulah E. McCorry, by deed from Beulah E. McCorry, of record in Book 4395, page 484, said Register's Office. The said Beulah E. McCorry has since died.

This is improved property known as 1732 Heiman Street, Nashville, Tennessee 37208.

This conveyance is made subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same. F. B. Murphy, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantees, their successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 15th day of February, 1996.

F. B. MURPHY, JR., Trustee

0113 02/21 0101 03CHECK 105.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Twenty Five Thousand Dollars ($25,000.00.)

F. B. Murphy, Jr.
AFFIANT

Sworn to and subscribed before me this 15th day of February, 1996.

NOTARY PUBLIC

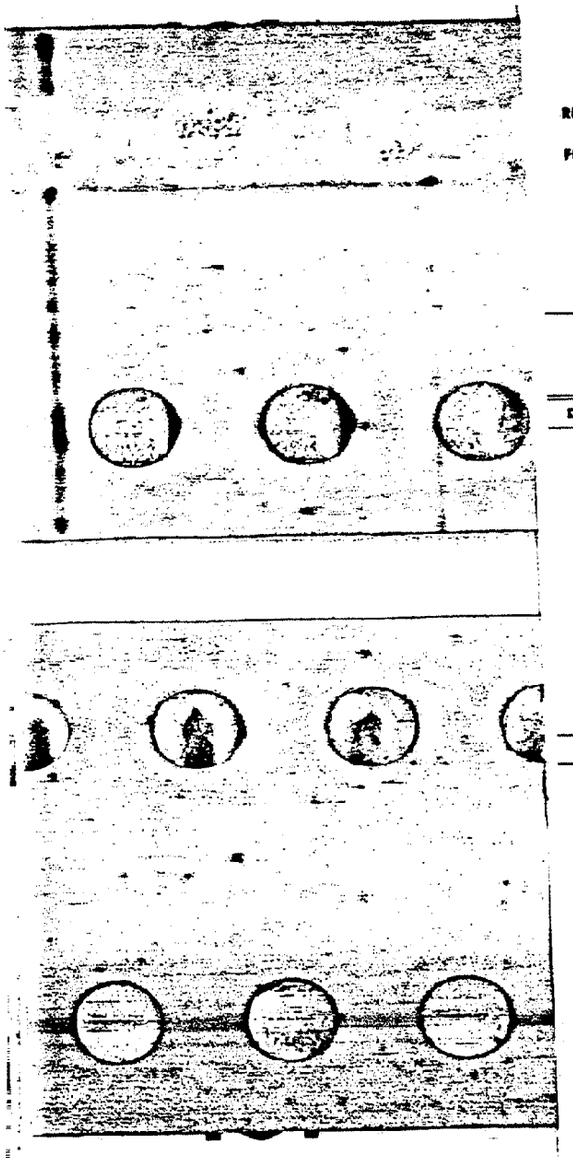
My Commission Expires: 9/26/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., the within named 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, this 15th day of February, 1996.

NOTARY PUBLIC

My Commission Expires: 9/26/98



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

RECEIVED OF _____

FOR _____

BOOK 9953PG925

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	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
TOTAL	105.50
CHECK	105.50

02/21/96 01 14:14 0001 0113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0152382
IDENTIF. & REFERENCE

96 FEB 21 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1008285