This Instrument Prepared By:
THE LAW OFFICE OF RICHARD MANSON, P.C.
1314 5th Avenue North
Suite 300, Germantown Center
Nashville, Tennessee 37208
(615) 254-1600

Address of New Owner:
Leslie Parker et ux
4329 Enchanted Circle
Nashville, Tennessee 37218

Send Tax Bills To:
Same

Map & Parcel No.
069-02-0
037.00

TRUSTEE'S DEED

BOOK 9973 PG 592

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Promissory note secured by a Deed of Trust dated September 19, 1995, executed by James Williams, Jr. and wife, Dyanne Williams, to Richard Manson, Trustee in favor of Leslie Parker and wife, Dahlia B. Parker of record in Book 9803, Page 577, Register's Office for Davidson County, Tennessee; and

WHEREAS, I, Richard Manson, Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, by giving twenty one (21) days notice by three (3) successive weekly publishing appearing in The Nashville Record a newspaper publishing and circulated in Davidson County, Tennessee advertising that said property would be sold at 10:00 a.m., prevailing time, on February 2, 1996 at the front door of the Davidson County Courthouse, Nashville, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, on February 2, 1996, I, Richard Manson, Trustee or my duly authorized representative did adjourn the day of sale to February 16, 1996 at 10 a.m. as reserved in said notice of foreclosure, which as a result of inclement weather was adjourned to February 23, 1996 at 10 a.m., upon announcement of said adjournment on the day and time and place of sale as set forth above, as reserved in said foreclosure sale notice.

WHEREAS, I, Richard Manson, Trustee, or my duly authorized representative, personally appeared and offered said property for sale at public outcry and the highest, best and last bid received which was the sum of ONE HUNDRED TWENTY-FOUR THOUSAND TWO HUNDRED THIRTY FIVE AND 01/100 DOLLARS ($124,234.01) by **LESLIE PARKER AND WIFE, DAHLIA B. PARKER** hereinafter referred to as the "Grantee" and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of ONE HUNDRED TWENTY FOUR THOUSAND TWO HUNDRED THIRTY FOUR AND 01/100 DOLLARS ($124,234.01) cash in hand paid by the Grantee, I, Richard Manson, Trustee, have this day bargained and sold and, by the premises, do transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 73-A on the plan of Enchanted Hills, Section Two of record in Book 3700, Page 27, as amended of record in Book 8817, Page 944, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to James Williams, Jr. and wife, Dyanne Williams, by deed from Leslie Parker and wife, Dahlia B. Parker, of record in Book 9803, Page 568, Register's Office for Davidson County, Tennessee.
>
> Said property is known as 4333 Enchanted Circle, Nashville, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs and assigns forever.

And, I covenant with the said Grantee that I am lawfully seized and possessed of said real property as Trustee only and, by these terms of the above mentioned Deed of Trust, have a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

I further covenant and bind myself/my successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of any persons claiming by or through me as Trustee, but no further or otherwise; it being my intention only to convey to Grantee no greater title in the subject real estate that I received as Trustee and that, as Trustee, I have the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any matters of record; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances that may exist against the property. This sale is also subject to the rights of the United States to redeem land and/or is subject to the right of the State of Tennessee to redeem the land. Any notices and responses to the United States and/or the State of Tennessee, if any, shall be attached to this deed as exhibit(s). This sale is also subject to any matter that an accurate survey of the premises might disclose.

BOOK 9973 PG 594

This the 26th day of February, 1996.

RICHARD MANSON
Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this 26th day of February, 1996.

Notary Public

My Commission Expires: 1/24/98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $124,234.01.

Affiant

Subscribed and sworn to before me on this the 26th day of February, 1996.

Notary Public

My Commission Expires: 7/24/99

PICK-UP

0158308
IDENTIF. → REFERENCE

96 MAR -8 AM 11:25
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

5472 03/08 0101 03CHECK 472.67

foreclos\parker.td

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

RECEIVED OF _____

FOR _____

BOOK 9973 PG 595

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	124234.01
CON TX	459.67
PRFEE	1.00
MISC	12.00
TOTAL	472.67
CHECK	472.67

03/08/96 01 11:28 0001 6472

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 015830S

96 MAR -8 AM 11:25

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1014571