Name and address of new owner:	Send tax bills:	Prepared by:
Southern Financial, Inc. 4825 Trousdale Drive, Suite 238 Nashville, TN 37220	Same	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027

Map & Parcel No.
173-1-22

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated April 3, 1991, recorded in Book 8324, page 829, Register's Office, Davidson County, Tennessee, Gloria D. Reeves, unmarried, conveyed to Harold Reeves, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated August 16, 1995, and recorded in Book 9768 page 122, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of February 29, and March 7 and 14, 1996, stating that on March 22, 1996, at 12:10 p.m. at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real

estate taxes and a prior Deed of Trust of record in Book 5613, page 832, Register's Office, Davidson County, Tennessee; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Southern Financial, Inc. for $9,471.57, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 101 on the Plan of Cedarwood Estates, Section II, of record in Book 4860 , page 58, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description. This is the same description as in the previous deed of record.
>
> BEING the same property conveyed to Gloria D. Moore, by deed from E. Patricia Richey, unmarried, of record in Book 8324, page 826, Register's Office, Davidson County, Tennessee.
>
> This is improved property located at 405 Cedarcreek Trail, Nashville, Tennessee 37211.
>
> The above legal description is identical to the legal description in the previous deed of trust.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 22nd day of March, 1996.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 22nd day of March, 1996.

Notary Public

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $9,471.57.

Affiant

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

Notary Public

TISHA C. BREWER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 7/25/98

0164580
IDENTIF. ↑ REFERENCE

96 MAR 27 PM 3:19
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

3244 03/27 0101 03CHECK 48.00



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

RECEIVED OF _____

FOR _____

BOOK 9993 PG 82

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 9471.57
				CON TX 35.05
				PRFEE 1.00
				MDEED 12.00
				TOTAL 48.05
				CHECK 48.05
			03/27/96 01	15:21 0001 3244

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0164580
IDENTIF. ↑ REFERENCE

96 MAR 27 PM 3:19
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1021264