This Instrument Prepared by:

Leitner, Warner, Moffitt,
Williams, Dooley & Napolitan
2300 First American Center
Nashville, Tennessee 37238-2300

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 43,000.00

Michael E. Collier
AFFIANT

Subscribed and sworn to before me, this the 1st day of April, 1996.

NOTARY PUBLIC

My commission expires: 9/27/97

ELIZABETH M. WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER:	SEND TAX BILLS TO	MAP-PARCEL NO.:
Michael E. Collier 121 Hilldale Dr. Mt. Juliet TN 37122	Same	059-10-0 115.00

SUCCESSOR TRUSTEE'S DEED

THIS INDENTURE, made and entered into on this the 1st day of April, 1996, by and between Elizabeth M. Wilson, Successor Trustee, hereinafter referred to as the "FIRST PARTY," and Michael E. Collier, his heirs and representatives, hereinafter referred to as the "SECOND PARTY,"

W I T N E S S E T H:

WHEREAS, on the **12th day of November, 1968, LeRoy Perkins and wife, Louise Perkins** executed a deed of trust to **J. G. Palmer** Trustee, to secure the payment of a promissory note in the original principal amount of **$14,600.00** payable to the order of **Noel Palmer Mortgage Company, Inc. ("Lender")** (the "Note"), said Note being payable in monthly installments as set forth in said deed of trust, which is of record in **Book 4287, page 404** Register's Office of **Davidson** County, Tennessee, (the "Deed of Trust"), to which reference is hereby made; and

WHEREAS, Lender assigned the Deed of Trust to various other parties with the Note and Deed of Trust currently held by the Secretary of Housing and Urban Development, by assignment of record in **Book 8249, page 891**, said Register's Office; and

WHEREAS, the trustee named in the Deed of Trust was unable to act as Trustee under said Deed of Trust and Elizabeth M. Wilson was appointed Successor Trustee by the owner and holder of said Note, which appointment is of record in **Book 9971, page 254**, in the Register's Office for **Davidson** County, Tennessee; and,

WHEREAS, default was made in the payment of said Note and the holder thereof directed FIRST PARTY to advertise and sell said property in satisfaction of said indebtedness and the costs of foreclosure, in accordance with the terms and provisions of said Note and Deed of Trust; and,

WHEREAS, FIRST PARTY did advertise said property for sale in accordance with the terms and provisions of said Note and Deed of Trust, notices of the time and place of said sale being published in The Nashville Record on March 7, 14, 21, 1996; and,

WHEREAS, FIRST PARTY appeared at the time and place stated and caused the said property to be sold at the front door of the Courthouse in said County, Tennessee, on March 29, 1996; and,

WHEREAS, SECOND PARTY, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Forty-three Thousand and no/100 Dollars ($43,000.00), and said sum of said bid having been paid or credited, the receipt thereof is hereby acknowledged.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, FIRST PARTY has this day bargained and sold and does by these presents transfer and convey unto SECOND PARTY, its successors and assigns, the following described real property, situated in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Haynes Estates, Section 2, as of record in Book 4175, page 13, Register's Office for said County.
>
> Said lot No. 53 fronts 76.50 feet on the easterly side of Ames Drive and runs back between lines 135.56 feet on the northerly line an 136 feet on the southerly line to a line in the rear, which is a broken line, on which it measures 81.79 feet.
>
> Being the same property conveyed to Leroy Perkins and wife, Lousie Lipscomb Perkins by deed of record in Book 4287, page 402, said Register's Office.

Bemd

This property is known as **4024 Ames Drive, Nashville, Davidson County, Tennessee 37216**.

TO HAVE AND TO HOLD the aforesaid real estate unto the said SECOND PARTY, its successors and assigns, forever, and in bar of equity of redemption, homestead, dower and all other exemptions of every kind.

This conveyance is subject to any and all taxes that may be a lien against said property, including delinquent 1995 real property taxes, and restrictive covenants, easements and all other matters of record including but not limited to Plan of record in Book 4175, page 13, said Register's Office.

AND, Elizabeth M. Wilson, Successor Trustee, does further covenant and bind her successors and assigns to warrant and defend the title to said land only as to such title coming by, through or under her as trustee to the said SECOND PARTY, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, FIRST PARTY has hereunto set her signature, this the day and date above written.

Elizabeth M. Wilson
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth M. Wilson, Successor Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon her oath acknowledged herself to be the person who executed this instrument for the purposes therein expressed.

WITNESS my hand and seal this 1st day of April,1996.

Lynda K Davis Jones
NOTARY PUBLIC

My commission expires:
3-21-98

C. HUD COLLIER DEP...

NOTARY PUBLIC AT LARGE

0166075
IDENTIF. A REFERENCE

MAIL ENV.
96 APR -1 PM 2:31
...REGISTER
DAVIDSON COUNTY, TN.

...3722 1241 33C 4ECK 172.10





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

RECEIVED OF _____

FOR _____

BOOK 9998 PG 305

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MG MORTGAGE	REL RELEASE	CO TX - STATE TAX CONVEY
WC 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

CONV	43000.00
CON TX	159.10
PRFEE	1.00
MISC	12.00
TOTAL	172.10
CHECK	172.10

04/01/96 01 14:34 0001 4822

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166075
IDENTIF. ↑ REFERENCE

96 APR -1 PM 2:31
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1022828