BOOK 10025 PG 945

This Instrument was Prepared By:
Anderson & Jordan, P.A.
2323 Crestmoor Road
Nashville, Tennessee 37215

Please send tax bills to:
Fleet Finance, Inc. of Georgia
6 Executive Park Drive, N.E., Suite 300
Atlanta, Georgia 30329

Bancoklahoma
PO Box 57039
Irving CA 92619-7039

Map and parcel No.: 8611/4

TRUSTEE'S DEED

WHEREAS, by Deed of Trust (the "Deed of Trust") from Sean Goodlow and wife, Janet Goodlow, to Anderson & Jordan Escrow Co., Inc., Trustee, dated February 9, 1994, of record in Book 9247, Pages 88-90, Register's Office for Davidson County, Tennessee, the hereafter described property (the "Property") for the purposes of securing the payment of the indebtedness and performance of the obligations therein set forth; and

WHEREAS, the holder of the debt secured by the Deed of Trust appointed the undersigned ("Grantor") as Trustee by the Deed of Trust, recorded in Book 9949, Page 572, said Register's Office; and

WHEREAS, default was made in the terms and conditions of the Deed of trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 19th day of March, 1996, at the front door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Ted Frazer, III ("Grantee"), whether one or more, being the highest and best bidder, become the purchaser of the Property at and for the sum of Fifty-One Thousand Seven Hundred Fifty Dollars and 00/100 Cents ($51,750.00)

NOW, THEREFORE, in consideration of the premises, the Undersigned, John M. Jordan, as Trustee, does hereby grant, bargain, sell, and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson State of Tennessee, to wit:

A Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows,
TO-WIT:
Being Lot No. 32 on the plan of Hermitage Woods, Section 3, which is of record in Book 5050, Page 110, Register's Office for Davidson County, Tennessee.

The street address of the property is 517 Rockwood Drive, Hermitage, Tennessee 37076.

Subject to all unpaid taxes, and governmental zoning and subdivision ordinances in effect thereon and to all other restrictions, easements and encumbrances of record.

TO HAVE AND TO HOLD said described real estate unto Grantee, his/her successors and assigns, forever in fee simple.

96 MAR 25 AM 8:17
DAVIDSON COUNTY, TN.

0174656
IDENTIFICATION REFERENCE

Sale was advertised and made as Successor trustee only without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, John M. Jordan, as Trustee.

John M. Jordan
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of April, 1996, before me personally appeared John M. Jordan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My Commission Expires: January 29, 2000

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Fifty-One Thousand Seven Hundred Fifty Dollars and 00/100 Cents ($51,750.00).

Affiant

Sworn to and Subscribed before me this 17th day of April, 1996.

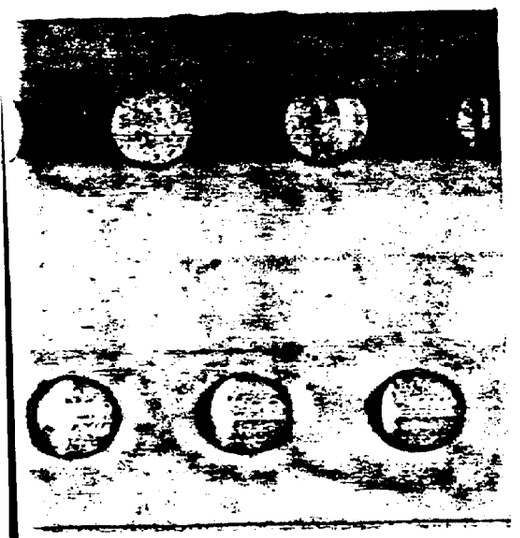
Notary Public

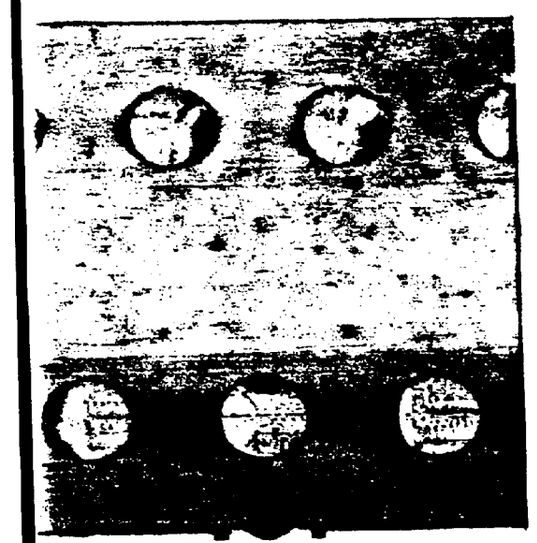
My Commission Expires: 9-21-96

New Owner:

Ted Frazer, III
517 Rockwood Drive
Hermitage, TN 37076

3882 04/25 0101 03CHECK 200.48





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

RECEIVED OF _____

FOR _____

BOOK 10025 PG 947

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 51750.00
				CON TX 191.48
				PRFEE 1.00
				MDEED 8.00
				TOTAL 200.48
				CHECK 200.48
04/25/96	01			08:18 0001 3882

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0174656
IDENTIF. ↑ REFERENCE

96 APR 25 AM 8:17
CLERK & MASTER
DAVIDSON COUNTY, TN.

No. 1031947