890.50

BOOK 10068 PG 439

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mary M. Rollins 5920 Hillsboro Road Nashville, Tn 37215	144-00-62	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WHEREAS, Sam H. Moran, III, by Deed of Trust (the "Deed of Trust") dated February 1, 1993, transferred and conveyed to Dale L. Stegall, Trustee, the real property described in Exhibit A hereto (the Deed of Trust being of record in Book 8853, page 272, Register's Office for Davidson County, Tennessee) (the "Property"); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 10027, page 550, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at 11:00 a.m. (eleven o'clock in the morning), May 24, 1996, at the Davidson County courthouse, Nashville, Tennessee when and where Mary M. Rollins ("Grantee"), became the last and highest bidder for cash at the price of Two Hundred Thirty-Five Thousand and No/100ths Dollars ($235,000.00).

NOW, THEREFORE, in his his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, as Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

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Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty of title, and the sale is expressly subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments (plus penalty and interest, if any), and any redemptive rights, plus any and all other matters and encumbrances superior in right to the lien of the Deed of Trust.

The Property is sold "AS IS," and neither the Trustee nor the beneficiary of the Deed of Trust nor any agent or attorney therefor makes any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults thereunder or the effect of this foreclosure sale on the rights of any party under such a lease.

Words used herein indicating number or gender shall be read as context may require.

Dated this 28TH day of May, 1996.

Charles S. Sanger, Trustee

Charles S. Sanger, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, C Denise Guyse a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~28th~~ Nashville, Tennessee, this 28th day of May, 1996.

C. Denise Guyse
Notary Public

My Commission Expires: 1-29-2000

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $235,000.00.

David T. Rollins
AFFIANT

Subscribed and sworn to before me this 28th day of May, 1996.

C. Denise Guyse
Notary Public

My Commission Expires: 1-29-2000

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EXHIBIT A

Description of Real Property:

Tract No. 1:

A tract of land in the 7th Civil District of Davidson County, Tennessee, described according to a copy of a survey made November 5, 1943, by E.R. Southgate, Surveyor, as follows:

BEGINNING at a point in the center line of the Hillsboro Road, which point is North 24-1/4 deg. East 12.57 poles from the center line of Otter Creek Road, and being the northwest corner of a tract of 5.77 acres, which tract is located at the northeast corner of the Hillsboro Road and Otter Creek Road; thence, along the North line of said 5.77 acre tract, South 68 deg. East 45.6 poles to a stake at the northeast corner of said 5.77 acre tract, being the corner of Braly and Rowland properties; thence, North 2-1/4 deg. East 13.66 poles; thence, North 66 deg. West 45.45 poles to the center line of the Hillsboro Road; thence, with the center line of the same South 24-1/4 deg. West 16.68 poles to the beginning, containing 4.3 acres.

TRACT NO. 2:

BEGINNING at an iron pin, the northeasterly corner of the tract of land conveyed to Elmo W. Brown by Deed from Mattie M. Mays, of record in Book 1247, page 602, said Register's Office; thence, South 24 deg. 15' West along the easterly line of said tract of land 548 feet, more or less, to the center line of Otter Creek Road; thence, with the center line of said Road, North 33 deg. 30' West 68.2 feet to a point; thence, North 24 deg. 15' East 508.9 feet, more or less, to an iron pin in the northerly line of said tract; thence, South 69 deg. 45' East 57.9 feet to the point of beginning, containing approximately 0.7 acres.

Being the same property conveyed to Thomas G. Gammache by deed from Melinda M. Baldridge, married,

of record in Book 8202, page 874, Register's Office for Davidson County, Tennessee. Being also the same property conveyed unto Sam H. Moran, III from Thomas G. Gammache, unmarried, of record in Book 8853, page 268, R.O.D.C.

INCLUDED IN THE ABOVE-DESCRIBED BUT EXPRESSLY EXCLUDED THEREFROM is a tract of land conveyed to David Greene and wife, Alicia Ann Greene, by deed from Thomas G. Gammache, unmarried, of record in Book 8808, page 593, said Register's Office, and described as follows:

Beginning at an iron pin comprising the southernmost corner of the David and Alicia Ann Greene property; thence N 19 deg. 23' 06" W, a distance of 152.54' to a concrete monument; thence N 25 deg. 40' 02" E, a distance of 150.00' to an iron pin; thence S 66 deg. 05' E a distance of 104.3' to a point; thence S 24 deg. 35" W a distance of 261.00' to the point of beginning, containing 0.5 acres, more or less.

Subject to any and all easements and restrictions and to all matters shown on the Plan of Record in Book 7900, page 455, said Register's Office.

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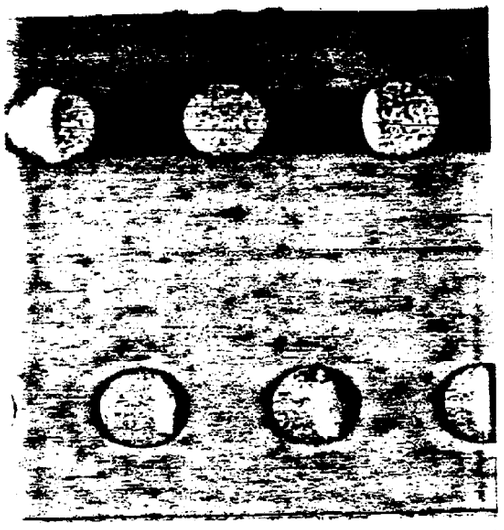
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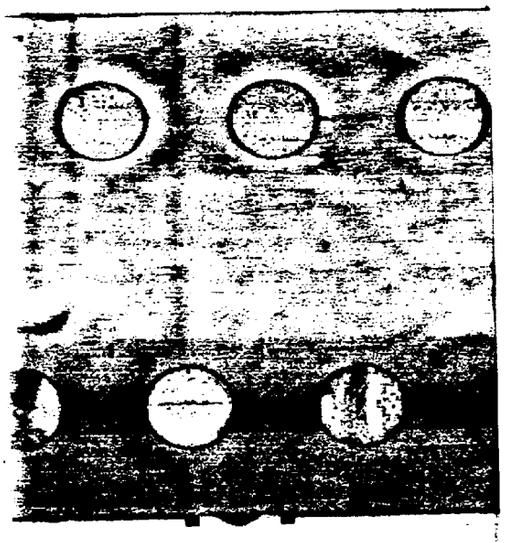
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FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

01087399

IDENTIF. & REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10068 PG 444

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
235000.00
CON TX 869.50
PRFEE 1.00
WDEED 20.00
TOTAL 890.50
CHECK 890.50

05/31/96 01 13:44 0001 7720

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0187399
IDENTIF. ↑ REFERENCE

96 MAY 31 PM 1:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1045616