BOOK 10146 PG 18

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $74,600.00.

Affiant

Subscribed and sworn to before me this 5th day of August, 1996.

Notary Public

My Commission Expires: 5/23/98

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Joyce J. Jones 1443 Stewarts Ferry Pike Hermitage, TN 37076	SAME	Map 147-6 Parcel 89

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Ernest Ray Davis and wife, Diane Y. Davis (now known as Diane Y. Lovern), by a Deed of Trust (the "Deed of Trust"), dated June 17, 1993, of record in Book 8986, page 840, Register's Office for Davidson County, Tennessee, conveyed to D. Ronald Ingram, as Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by Ernest Ray Davis and Diane Y. Davis (now known as Diane Y. Lovern), was originally payable to The Money Finder, Inc., and was assigned to Continental Bank, National Association (now known as Bank of America Illinois), Trustee; and

WHEREAS, Bank of America Illinois, Trustee, the owner and holder of the Note, removed D. Ronald Ingram, as Trustee under the Deed of Trust, and appointed Justin T. Milam as Successor Trustee by an Appointment of Successor Trustee of record in Book 10112, page 870, Register's Office of said County; and

WHEREAS, default was made in payment of the Note, and such default continued for a period of more than thirty (30) days after written notice thereof; and

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Bank of America Illinois, Trustee, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on July 11, 1996, July 18, 1996, and July 25, 1996; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (South) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock A.M. on Thursday, August 1, 1996, and Joyce J. Jones, by and through her agent, Equity Enhancement Corp., by W. H. Hockridge, President, being the highest and best bidder who was ready, willing and able to close, became the purchaser of said property at and for the sum of SEVENTY-FOUR THOUSAND SIX HUNDRED AND 00/100 ($74,600.00) DOLLARS.

NOW, THEREFORE, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Joyce J. Jones (hereinafter "Grantee"), and her heirs, successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Section 1, Battery Crest, as of record in Book 3900, page 91, Register's Office for said County, to which plan reference is here made for a more complete description.
>
> Being the same property conveyed to Ernest Ray Davis and wife, Diane Y. Davis, by deed from Kenneth C. Lattimore and wife, Beverly C. Lattimore, of record in Book 4793, page 561, Register's Office for Davidson County, Tennessee.
>
> The street address of the above-described property is 4806 Overcrest Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate free from the statutory right of redemption under TCA Section 66-8-101 as same may be amended, homestead, dower, and all other exemptions, all of which are waived in the Deed of Trust, 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.

IN WITNESS WHEREOF, Justin T. Milam, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 5th day of August, 1996.

Justin T. Milam, Successor Trustee

Justin T. Milam, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Justin T. Milam, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5 day of August, 1996.

Notary Public

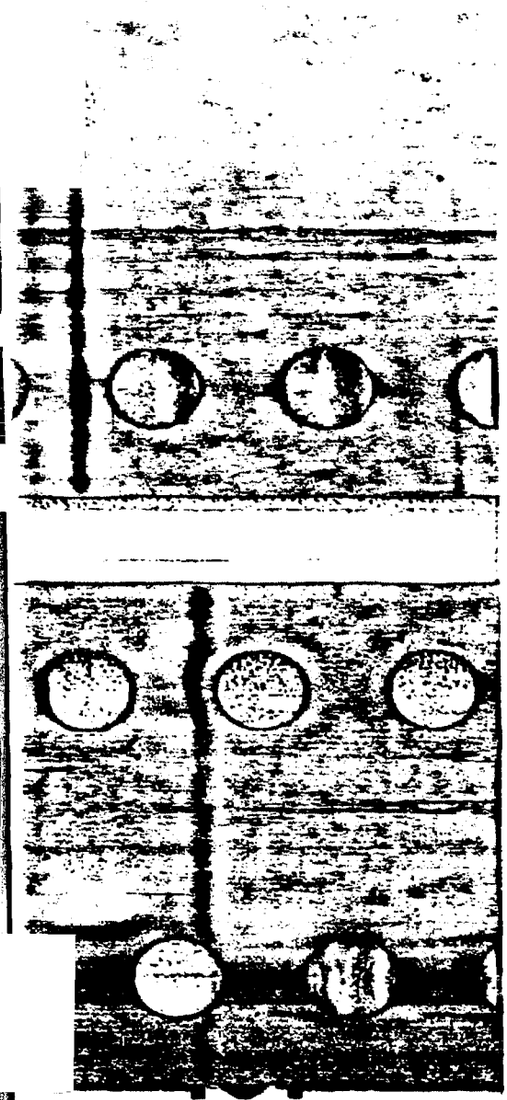
My Commission Expires: Sept 16, 1999

02111079
IDENTIF. # REFERENCE

96 AUG -5 PM 1:55
DAVIDSON COUNTY, TN.

PICK-UP

3302 08/05 01:01 03CHECK 289.02



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

RECEIVED OF _____

FOR _____

BOOK 10146 PG 21

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 74600.00
				CON TX 276.02
				PRFEE 1.00
				MDEED 12.00
				TOTAL 289.02
				CHECK 289.02
08/05/96	01			14:00 0001 3302

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ↑ REFERENCE 0211079

96 AUG -5 PM 1:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1070873