BOOK 10209 PG 224

This Instrument Prepared By:
Richard K. Smith
Parker, Lawrence, Cantrell & Dean
200 Fourth Avenue, North
5th Floor, Noel Place
Nashville, Tennessee 37219

Owner: Regions Bank
of Tennessee
Send Tax Bills To:
315 Union Street ATTN: Jay Cochran - MAH
Nashville, TN 37230-5171
Map&Parcel: 60-16-121

TRUSTEE'S DEED

WHEREAS, Gordon M. Craighead, unmarried, by Deed of Trust, dated September 28, 1977, of record in Book 5208, page 285 of the Register's Office for Davidson County, Tennessee, conveyed to Everett A. Covington, Jr., Trustee, the hereinafter described real property, to secure payment of a Promissory Note as more fully described in said Deed of Trust, payable to Regions Bank of Tennessee, formally First Security Bank of Tennessee as successor to Security Federal Savings and Loan Association of Nashville, pursuant to Notice of Merger filed January 7, 1993, of record in Book 8835, page 555, Register's Office of Davidson County, Tennessee; said property was conveyed to Kenneth C. Craighead and wife, Deborah Craighead by instrument recorded in Book 5334, page 937; said property was then conveyed to Donald Emery Ragsdale and wife, Sue Kathleen Ragsdale by instrument recorded in Book 5345, page 516; said loan was modified and assumed by instrument recorded in Book 5352, page 750 Register's Office for Davidson County, Tennessee, in which Donald Emery Ragsdale and wife, Sue Kathleen Ragsdale assumed said loan and original parties were not released and no other modifications to the note and Deed of Trust affected the rights of the Lender and Trustee; and

WHEREAS, F. M. Puryear has been appointed Successor Trustee by the owner and holder of said Note by instrument of record in Book 10154, page 706 of Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the terms and conditions of said Note and/or Deed of Trust and the lawful owner called on F. M. Puryear, Successor Trustee, to advertise the property for sale pursuant to the provisions of the Deed of Trust. The Successor Trustee did, therefore, pursuant to the authority vested in him as Successor Trustee, and pursuant to the terms and provisions of said Deed of Trust advertise the property by publishing a Notice of Sale in the Nashville Record, a newspaper published in Davidson County, Tennessee, advertising the sale of the property on September 5, September 12 and September 19, 1996 at the courthouse in Nashville, Davidson County, Tennessee at public outcry to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind, but subject to any and all taxes, liens, restrictions, restrictive covenants, easements, setback lines, encumbrances, and rights pertaining thereto which may effect the property.

Pursuant to said Notice of Sale, the Successor Trustee, at the time and place affixed therein, offered the property for sale to the highest bidder for cash and sold said property to Regions Bank of Tennessee, for the sum of Twenty four thousand four and 89/100 ($24,004.89 _____), this being the highest and best bid received therefor.

The owner and holder of the indebtedness for which the property was sold having applied the amount of the bid toward payment of its note and its permissible expenses and fees incurred as of the date of sale, the Successor Trustee has this date bargained and sold and does hereby sell, transfer and convey unto Regions Bank of Tennessee , its successors and assigns, the following described real property in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being the south part of Lot No. 21 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey made by W. W. Turner Company, Engineers, March 14, 1947, as follows; Beginning at an iron pin in the westerly margin of Jones Avenue, being the southeast corner of the property conveyed to Andrew B. McClurkan and wife, by Deed from Guy Edward Pardue and wife, of record in Book 2880, page 141, said Register's Office; thence with the said McClurkan's southerly line, north 81 degrees 30' W 825 feet to an iron pin in the easterly margin of a 2-foot reserved strip; thence with the same, south 1 degrees 15' W 71 feet to the corner of Lots Nos. 21 and 22; thence with the line between

said two lots, south 81 degrees 30' E 815 feet to the westerly margin of Jones Avenue; thence with the same, north 6 degrees 15' W 71 feet to the beginning.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all improvements thereon, upon the said Regions Bank of Tennessee, its successors and assigns, in fee simple, forever, in bar of the equity of redemption, homestead and dower and all other exemptions of every kind, but subject to all being put in previous writing.

The State of Tennessee claims a lien against the Property pursuant to T.C.A. Section 67-1-1403 as set forth in the Notice of State Tax Lien of record in Book 9016, page 967, Register's Office for Davidson County, Tennessee. The notice required by T.C.A. Section 67-1-1433(b)(1), has been timely given in order for the Property not to be subject to such lien or claim of lien. A copy of the notice provided to the State of Tennessee and the response, if any, is attached hereto as Exhibit A. The Property is subject to the right of the State of Tennessee to redeem the Property as more fully set forth in T.C.A. Section 67-1-1433(c)(1).

And the Successor Trustee does hereby transfer, assign and set over to the said Regions Bank of Tennessee, its successors and assigns all the covenants and warranties contained in the aforesaid Deed of Trust, and does hereby warrant the title as fully as he is authorized to do as Successor Trustee, but no further or otherwise. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. The unrecorded plan of Joywood Heights, Section 3, shows a 35-foot minimum building setback line from Jones Avenue, and a 10-foot easement for public utility purposes along the westerly line of said lot.

3. Restrictive Covenants contained in an instrument of record in Book 1515, page 143, and Book 1515, page 121, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.

4. Easement for sewage and drainage measuring 20 feet which is more particularly described in Book 4015, page 141, Register's Office for Davidson County, Tennessee

5. Any and all prior easements, restrictions, encumbrances, or liens of any nature imposed by law and not shown by the public records, including without limitation the right(s) of redemption of any taxing authority.

WITNESS my hand this 1st day of October, 1996.

Successor Trustee

F. M. Puryear

F. M. Puryear

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, The Undersigned, a Notary Public, in and for the above state and county, the above-signed F. M. Puryear, with whom I am personally acquainted, or who identified himself to my satisfaction, who acknowledged himself to be the Successor Trustee, and who acknowledged that as such Successor Trustee, he was authorized to sign the foregoing document and duly being sworn he did so sign by affixing his name hereto.

Witness my hand and seal this 1st day of October, 1996.

Thomas L. Seal
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-29-00

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $ ($24,004.89).

AFFIANT

Sworn to and subscribed before me this 1st day of October, 1996.

Thomas L. Seal
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
1-29-00

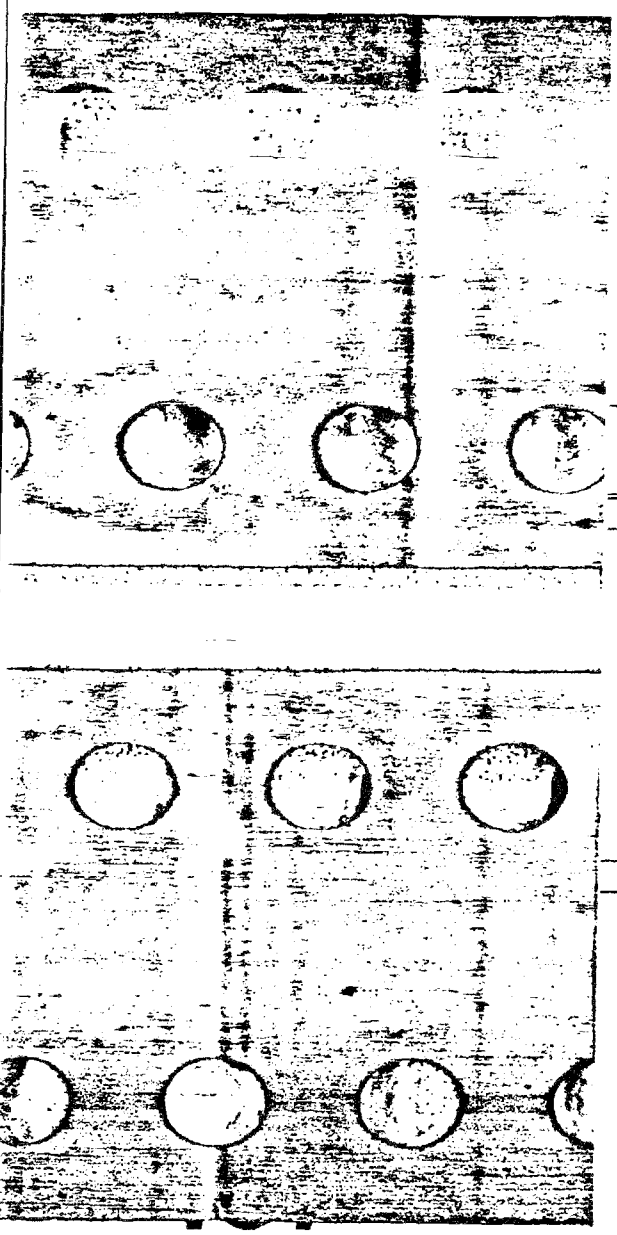
96 OCT -1 AM 10:22

DAVIDSON CO. TENN.

0231237

IDENTIFICATION REFERENCE

4833 10/01 0101 03CHECK 101.82



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10209 PG 227

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 24004.89
				CON TX 88.82
				PRFEE 1.00
				WDEED 12.00
				TOTAL 101.82
				CHECK 101.82

10/01/96 01 10:25 0001 4833

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 OCT -1 AM 10: 2[illegible]

DAVIDSON CO. TN.

0231237

IDENTIF. # REFERENCE

№ 1071923

No. [redacted]