BOOK 10237 PG 93

Laura Elizabeth Grant
Nashville Mtg. Acct. No. 40047190

Name and address of new owner:	Send tax bills:	Prepared by:
Southern Financial, Inc. 4825 Trousdale Drive Suite 238 Nashville, TN 37220	SAME	David W. McMackin 5200 Maryland Way Suite 105 Brentwood, TN 37027

Map & Parcel No.
105-3-265
15W2655

TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated June 24, 1993, recorded in Book 8993, page 839, Register's Office, Davidson County, Tennessee, Laura Elizabeth Grant, conveyed to John Bruno, Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by instrument dated September 9, 1996, and recorded in Book 10186, page 519, Register's Office, Davidson County, Tennessee, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed D.W. McMackin as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested D.W. McMackin, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, D.W. McMackin, Substitute Trustee, did give 21 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in the Nashville Record, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the

dates of September 26 and October 3 and 10, 1996, stating that on October 18, 1996, at 12:00 noon at the South door of the courthouse in Nashville, Davidson County, Tennessee, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, D.W. McMackin, Substitute Trustee, offered said property for sale at public outcry and sold said property to Southern Financial, Inc. for $33,219.20, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, D.W. McMackin, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said Southern Financial, Inc., (hereinafter referred to as Grantee), its successors and assigns, the following described property, to wit:

A CERTAIN TRACT or parcel of land in Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of 2nd. Avenue South, formerly Market Street, on the line between lots Nos. 27 and 28; thence with said Avenue Northerly 27 ½ feet to what was formerly D. T. Reynolds S. E. corner; thence with his southerly line westerly 127 ½ feet, more or less, to the easterly margin of an alley; thence with said alley southerly 27 ½ feet to the line between said lots 27 & 28; thence with said line easterly 127 ½ feet, more or less to the beginning.

BEING the same property conveyed to Laura Elizabeth Grant by deed from Laura T. Grant, unmarried, of record in Book 5794, page 105, Register's Office for Davidson County, Tennessee.

This is improved property located at 1247 2nd Avenue South, Nashville, Tennessee, 37210.

The above legal description is identical to the legal description in the previous deed of record.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 18th day of October, 1996.

Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, D.W. McMackin, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, on this the 18th day of October, 1996.

Notary Public

My Commission Expires: 7/25/98

GAIL A. SARAIO
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

IDENTIF. ↑ REFERENCE 0239964

96 OCT 25 AM 10:15
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $33,219.20.

Affiant

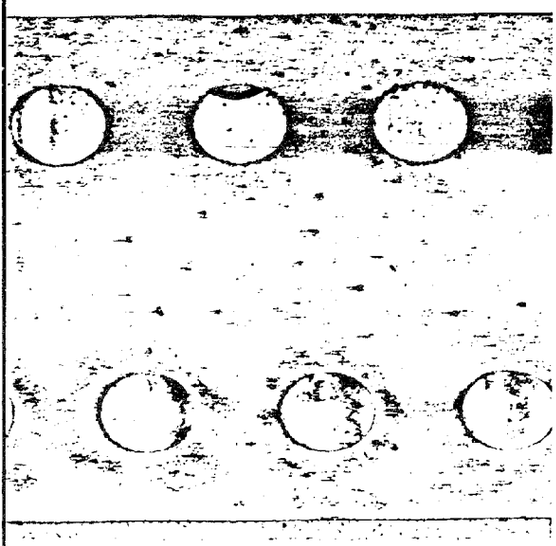
Subscribed and sworn before me, this 18th day of October, 1996.

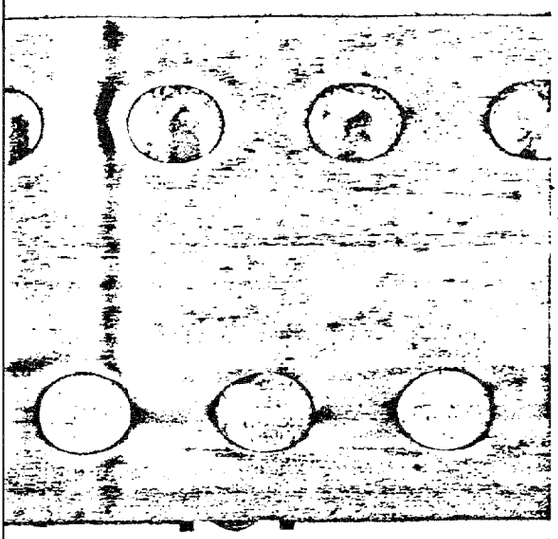
Notary Public

My Commission Expires: 7/25/98

GAIL A. ARPAIO NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

477 10/25 0101 03CHECK 139.92





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 33219.20
				CON TX 122.92
				PRFEE 1.00
				MTEED 16.00
				TOTAL 139.92
				CHECK 139.92
			10/25/96 01	10:16 0001 4177

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0239964
IDENTIF. & REFERENCE

96 OCT 25 AM 10:15
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

Nº 1081148

No [redacted]