BOOK 10253 PG 267

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
Nashville, TN 37230
Map&Parcel: 43-10A-42

Attn: Jay Cochran

TRUSTEE'S DEED

WHEREAS, Jeffery K. Garrett, unmarried, by Deed of Trust, dated October 12, 1983, of record in Book 6156, page 514 of the Register's Office for Davidson County, and re-recorded on January 24, 1984 in Book 6219, page 697 of the Register's Office for Davidson County, 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; and

WHEREAS, F. M. Puryear has been appointed Successor Trustee by the owner and holder of said Note by instrument of record in Book 10214, page 799 of the Register's Office for said County; 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 October 17, October 24, and October 31, 1995 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 THIRTY THOUSAND NINE HUNDRED SIXTY SEVEN AND 19/100 ($30967.19), 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:

Being Unit B-38 (304) on the Plat of Madison Park of record in Plat Book 5200, Pages 179-182, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Jeffrey K. Garrett by Warranty Deed from Madison Park Associated, LTD., of record in Book 6156, page 511, Register's Office for Davidson County, Tennessee.

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.

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, inclusive of unpaid 1996 taxes in the amount of $185.50.

2. Subject to a lien for special assessments contained in the Master Deed.

3. Subject to Plan of record in Book 5200, page 181, said Register's Office for Davidson County, Tennessee.

4. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee code Annotated, and is subject to the By-laws for the administration thereof; also subject to the easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of the Madison Park Condominium of record in Book, 5462, page 614, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto as corrected by Deed of Correction to Master Deed of record in Book 5608, page 551, said Register's Office.

5. Subject to the rights of others in and to the common areas/elements.

6. Any and all prior easements, boundary line disputes, 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 7th day of November, 1996.

Successor Trustee

F. M. Puryear

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, 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 7th day of November, 1996.

NOTARY PUBLIC

My Commission Expires:

1-29-00

AFFIDAVIT

The actual consideration or value of this transfer whichever is greater is $ Thirty Thousand Nine Hundred Sixty Seven & 19/100 ($ 30,967.19).

AFFIANT

Sworn to and subscribed before me this 7th day of November, 1996.

NOTARY PUBLIC

My Commission Expires:

1-29-00

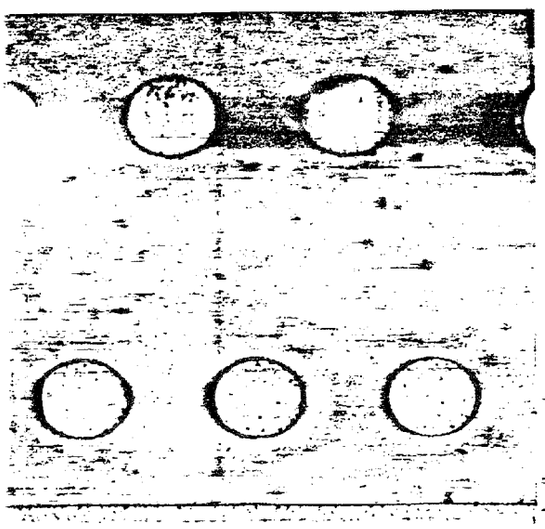
95 NOV -7 AM 10:26

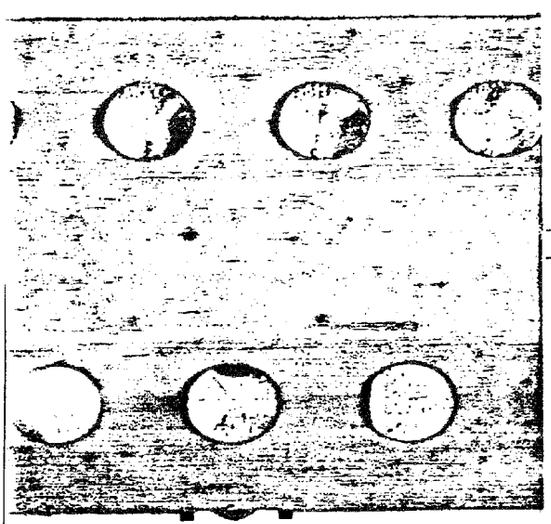
DAVIDSON COUNTY, TN.

0244610

IDENTIFICATION REFERENCE

7-99 11/07 0201 02CHECK 127.70





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

RECEIVED OF _____

FOR _____

BOOK 10253 PG 270

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 30957.17
				CON TX 114.70
				PRFEE 1.00
				WDEED 12.00
				TOTAL 127.70
				CHECK 127.70
11/07/96		01		10:29 0001 9190

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 NOV -7 AM 10:29

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY

0244610
IDENTIF. # REFERENCE

No. 1086109