BOOK 10262 PG 167

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
HABEKE TEKELWOLD 4810 SUNLIGHT DR. NASHVILLE, TN. 37211	Map 91-8, Parcel 331	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (CSS) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

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WHEREAS, Marcia J. Adams and Jerry R. Newman, by Deed of Trust (the "Deed of Trust") dated January 31, 1986, transferred and conveyed to Robert Haynes, Trustee, the real property described in Exhibit A hereto (the Deed of Trust being of record in Book 6776, page 196, 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 10246, page 525, 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., November 15, 1996, at the Davidson County courthouse, Nashville, Tennessee when and where HABEKE TEKELWOLD ("Grantee"), became the last and highest bidder for cash at the price of TWENTY THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($20,500.00).

NOW, THEREFORE, in 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.

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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.

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 15th day of November, 1996.

Charles S. Sanger

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

BOOK 10262 PG 169

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, LAMONT Burch, 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 Nashville, Tennessee, this 15th day of November, 1996.

Lamont Burch
Notary Public

My Commission Expires: My Commission Expires November 27, 1999

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 20,500.00.

Habeke T. Tekeleuld
AFFIANT

Subscribed and sworn to before me this 15th day of November, 1996.

Lamont Burch
Notary Public

My Commission Expires: My Commission Expires November 27, 1999

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066500-033 11/11/96

EXHIBIT A BOOK 10262 PG 170

Description of Real Property:

Land in Davidson County, Tennessee, being Lot Nos. 8 and 9, Block G, Map of a Resubdivision of Parts of Lots 13, 19, 28 and 21 of Clifton, as of record in Plat Book 421, page 49, Register's Office for said County, and described according to a survey thereof made by John Kohl and Company November 25, 1983, as follows:

Said Lots adjoin and front together 60 feet on the southerly side of Michigan Avenue and run back between parallel lines 124.5 feet to an alley.

Being the same property conveyed to Leta Ferguson Rogers by Order of the United States Bankruptcy Court for the Middle District of Tennessee of record in Book 8040, page 912, and by Quitclaim Deed from Jerry Ray Newman of record in Book 8040, page 914, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Ashley Nicole Rogers, as to an undivided ½ interest, by deed from Leta Ferguson Rogers of record in Book 8047, page 400, said Register's Office.

The street address of the Property is:
4007 Michigan Avenue
Nashville, Tennessee 37209

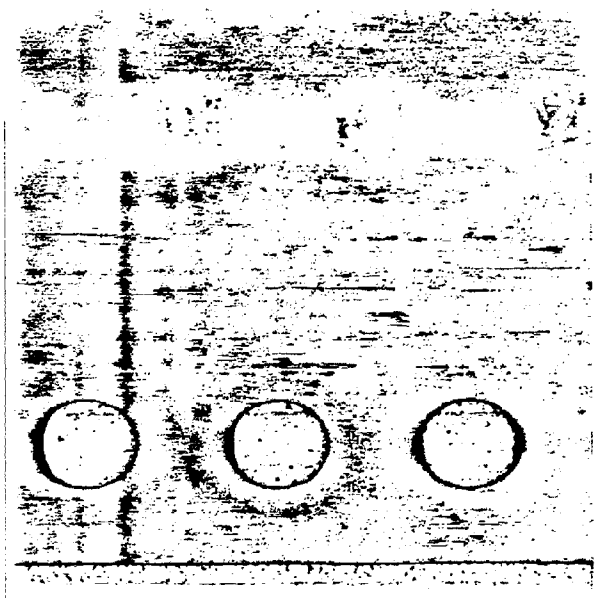
The map/parcel number of the Property is: Map 91-8, Parcel 331

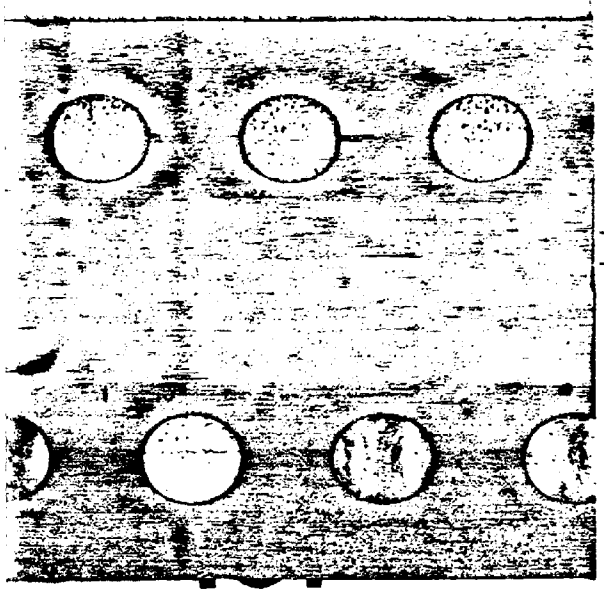
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IDENTIF. ↑ REFERENCE

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FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TN.

6430 11/18 0101 03CHECK 92.85

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10262 PG 171

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	20500.00
CON TX	75.85
MOR TX	1.00
WDEED	16.00
TOTAL	92.85
CHECK	92.85

11/18/96 01 15:41 0001 6430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

024744
IDENTIF. ↑ REFERENCE

96 NOV 18 PM 3:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1089152