This Instrument Prepared By:

COMBOS AND HIX
A Professional Law Corporation
1100 First American Center
315 Deaderick Street
Nashville, Tennessee 37238

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
Chris D. Thoeny	Same	131-5-B
2317 Golf Club Lane		Parcel 240
Nashville, Tennessee 37215		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated November 23, 1993, executed by Samuel Bradley Grot, to Jeffrey W. Combos, Trustee, of record in Book 9165, page 898, Register's Office for Davidson County, Tennessee; and

WHEREAS, Jeffrey W. Combos, Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 11:00 o'clock a.m., prevailing time on Friday, December 20, 1996, at the south front door of the Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty-Six Thousand Two Hundred Fifty and 00/100 Dollars ($56,250.00) by CHRIS D. THOENY (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of Fifty-Six Thousand Two Hundred Fifty and 00/100 Dollars ($56,250.00) cash in hand paid by the Grantee, Jeffrey W. Combos, Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, his heirs and assigns, a

certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Unit No. 240 as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, page 349, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Samuel Bradley Grot by deed from Victor Chini and wife, Carolyn B. Chini of record in Book 9165, page 895, Register's Office for Davidson County, Tennessee.

Said property is known as 5045 Hillsboro Road, Unit 240, Nashville, Tennessee 37215.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever.

And the Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Trustee further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of any persons claiming by or through him as Trustee, but no further or otherwise; it being the intention of the Trustee only to convey to Grantee no greater title in the subject real estate than he received as Trustee and that, as Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Master Deed, Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state

or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 20th day of December, 1996.

Jeffrey W. Combos, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, Jeffrey W. Combos, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of December, 1996.

NOTARY PUBLIC

My Commission Expires:

11/22/97

7974 12/20 0101 03CHECK 221.13

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $56,250.00.

AFFIANT

Subscribed and sworn before me on this 20th day of December, 1996.

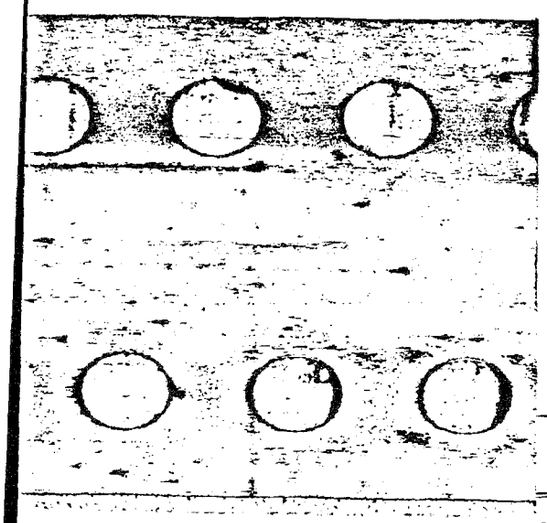
NOTARY PUBLIC

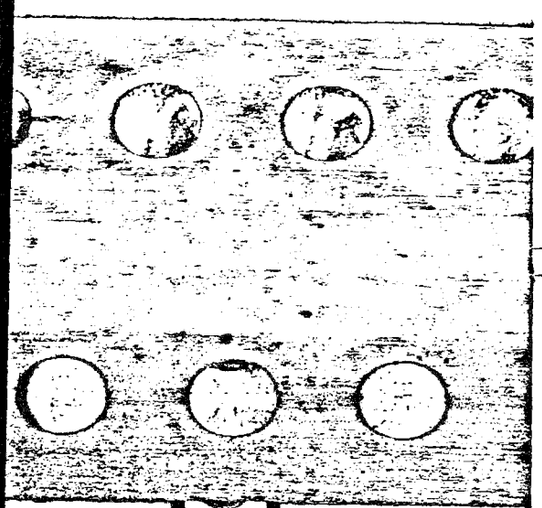
My Commission Expires:

11/22/97

0257873
IDENTIFICATION REFERENCE

96 DEC 20 PM 2:23
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 10297 PG 770

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 56250.00
				CON TX 208.13
				PRFEE 1.00
				WDEED 12.00
				TOTAL 221.13
				CHECK 221.13
12/20/96	01			14:25 0001 7974

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0257873
IDENTIF. # REFERENCE

96 DEC 20 PM 2:23
REGISTER OF DEEDS
DAVIDSON COUNTY, TN.

No. 1100556