THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
First American Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

BOOK 10307 PG 425

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
BancOne Financial Services P.O. Box 50417 Indianapolis, IN 46250-0417	Same	Map 150-09-0 Parcel 196.00

WHEREAS, Paul Berry, et ux, by Deed of Trust (the "Deed of Trust") dated May 17, 1995, transferred and conveyed to SMS of Tennessee, Trustee, the property described in Exhibit A hereto (the "Property"), the Deed of Trust being of record in Book 9676, Page 530, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust, the Appointment of Successor Trustee being of record in Book 10268, Page 200, said Register's Office; and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder 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 twelve o'clock (12:00 p.m.), noon, December 30, 1996, at the Davidson County Courthouse, Nashville, Tennessee, when and where BancOne Financial Services, Inc., ("Grantee"), became the last and highest bidder at the price of Ninety-Five Thousand and 00/100 ($95,000.00) Dollars.

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, William Timothy Hill, Successor Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey.

William Timothy Hill, 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 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. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 31st day of December, 1996.

William T. Hill, as
Successor Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named William T. Hill, Successor Trustee, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1996.

Notary Public

My commission expires: 9/19/98

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $95,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 1996.

Notary Public
My commission expires: 9/19/98

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EXHIBIT "A"

Property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of Forest View Park, Phase II, Section V, of record in Plat Book 6250, Page 458, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Wanda Leatherwood, by deed from Mark S. Kendrick and wife, Marcia G. Kendrick, dated April 30, 1993, recorded May 03, 1993, of record in Book 8934, page 98, in the Register's Office for Davidson County, Tennessee.

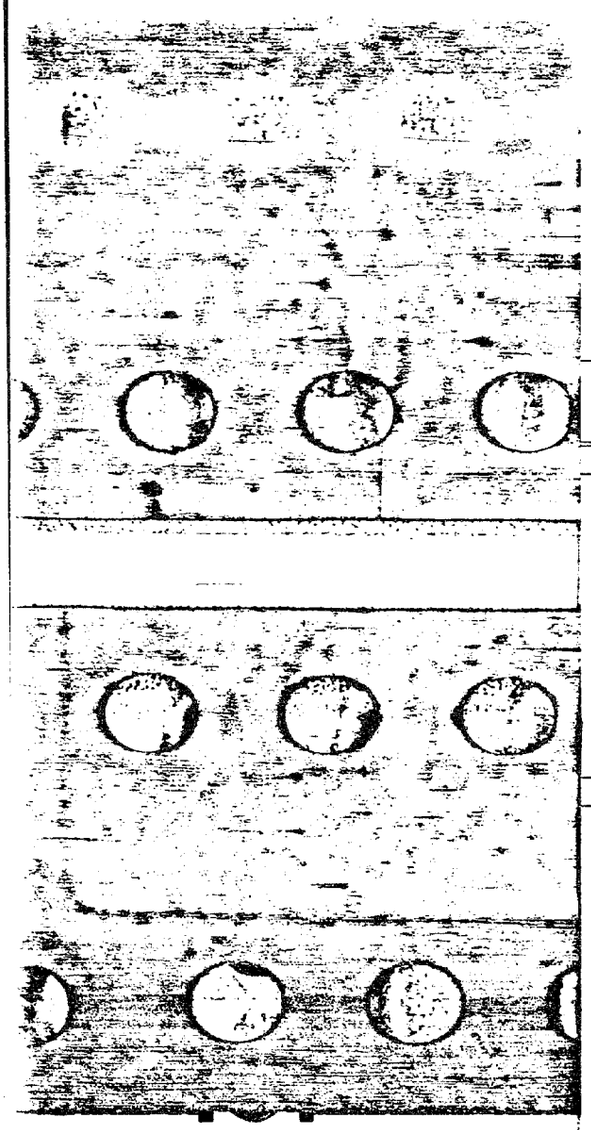
This is improved property known as 3133 Kinwood Drive, Antioch, Tennessee.

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0260636
IDENTIFICATION REFERENCE

96 DEC 31 PM 4:18
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

1074 12/31 0101 03CHECK 364-50



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

RECEIVED OF _____

FOR _____

BOOK 10307 PG 428

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 95000.00
				CON TX 351.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 364.50
				CHECK 364.50

12/31/96 01 16:18 0001 1074

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0260636
IDENTIF. & REFERENCE

96 DEC 31 PM 4:18

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1103625