THIS INSTRUMENT PREPARED BY
BERRY & OGLESBY, ATTORNEYS AT LAW, 125 THIRD AVE., NORTH, FRANKLIN, TN

ADDRESS OF OWNERS	ADDRESS OF PROPERTY	SEND TAX BILLS TO	MAP-PARCEL NOS.
5877 Homestead Ave.	67 Lyle Lane	OWNER	106-14-134.00
Cocoa, Florida	Nashville, TN		
32927-8803	37211		

SUCCESSOR TRUSTEE'S DEED

This instrument made and entered into on this the 6th day of January, 1997, by and between **JAMES T. OGLESBY, SUCCESSOR TRUSTEE,** hereinafter called "First Party" and **VERNON W. COMBS,** hereinafter called "Second Party";

W I T N E S S E T H:

WHEREAS, by Deed of Trust dated January 21, 1994, of record in Book 9230, page 606, as assigned in Book 9568, page 355, Register's Office of Davidson County, Tennessee, James Hoyt Fields, unmarried, conveyed to Sidwell & Barrett, P.C., Trustee, the hereinafter described real estate to secure the indebtedness described therein and payable to the order of Vernon W. Combs ("Creditor"), James T. Oglesby, Successor Trustee, having been duly appointed by instrument of record in Book 9759, page 602, said Register's Office; and

WHEREAS, default was made in the payment of said indebtedness and Creditor, pursuant to the provisions of said Deed of Trust, declared all sums secured thereby to be immediately due and payable and directed First Party to sell said property as provided by said Deed of Trust, and, First Party, after giving proper notice by weekly publications in The Nashville Record, a weekly newspaper published in Nashville, Davidson County, Tennessee, advertising said property to be sold January 6, 1997, at 12:00 noon did offer said property for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, pursuant to said date at 12:00 noon and after opening the sale to competitive bids, sold said real estate hereinafter described to Second Party at and for the sum of $42,434.69, this being the highest, last and best bid; and

WHEREAS, the said Second Party, being the owner of the debt for which said property was sold, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance of the purchase price being credited on the indebtedness secured by said Deed of Trust.

NOW, THEREFORE, in consideration of the premises and the payment by Second Party of the sum money so paid, the receipt of which is hereby acknowledged, First Party has this day

bargained and sold and does hereby transfer and convey unto Second Party, his heirs and assigns, the following described property situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Sharp Park of record in Book 2330, page 105, Register's Office for Davidson County, Tennessee, described as follows:
>
> Said Lot No. 31 fronts 70 feet on the southerly side of Lyle Lane and runs back between parallel lines 180.0 feet to a dead line.
>
> Being the same property conveyed to James Hoyt Fields by deed from Louise Combs of record in Book 9230, page 603, Register's Office of Davidson County, Tennessee
>
> The address of this property is 67 Lyle Lane, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the aforesaid real estate, together with the appurtenances and hereditaments thereunto belonging unto Second Party, his heirs and assigns, in fee simple, forever, subject to any and all unpaid taxes which constitute a lien against the property; restrictive covenants contained in instrument of record in Book 2635, page 535, said Register's Office; matters of record on plan recorded in Book 2330, page 105, said Register's Office, including setback lines, easements, etc.; all existing highway, roadway, and utility easements; applicable building and zoning regulations; rights of parties in possession, if any; such state of facts as an accurate survey would disclose; all matters of record affecting the subject property; and all other matters which are prior in right to the lien of the aforesaid Deed of Trust pursuant to the provisions of which this Successor Trustee's sale has been made .

And First Party, as Successor Trustee, does hereby transfer, assign and set over unto Second Party all of the covenants set forth in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized hereby to do as Successor Trustee, but no further or otherwise.

Dated at Nashville, Tennessee, this 6th day of January, 1997.

JAMES T. OGLESBY
SUCCESSOR TRUSTEE

BOOK 10314 PG 420

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Peggy D. Hood, the undersigned, a Notary Public in and for said State and County, **JAMES T. OGLESBY, 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 foregoing instrument for the purposes therein contained as such Trustee.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of January, 1997.

Peggy D. Hood
NOTARY PUBLIC

PEGGY D. HOOD * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.

My commission expires:
2-1-99

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $42,434.69.

James T. Oglesby, Suc-Tr

Sworn to and subscribed before me this the 6th day of January, 1997.

Peggy D. Hood
NOTARY PUBLIC

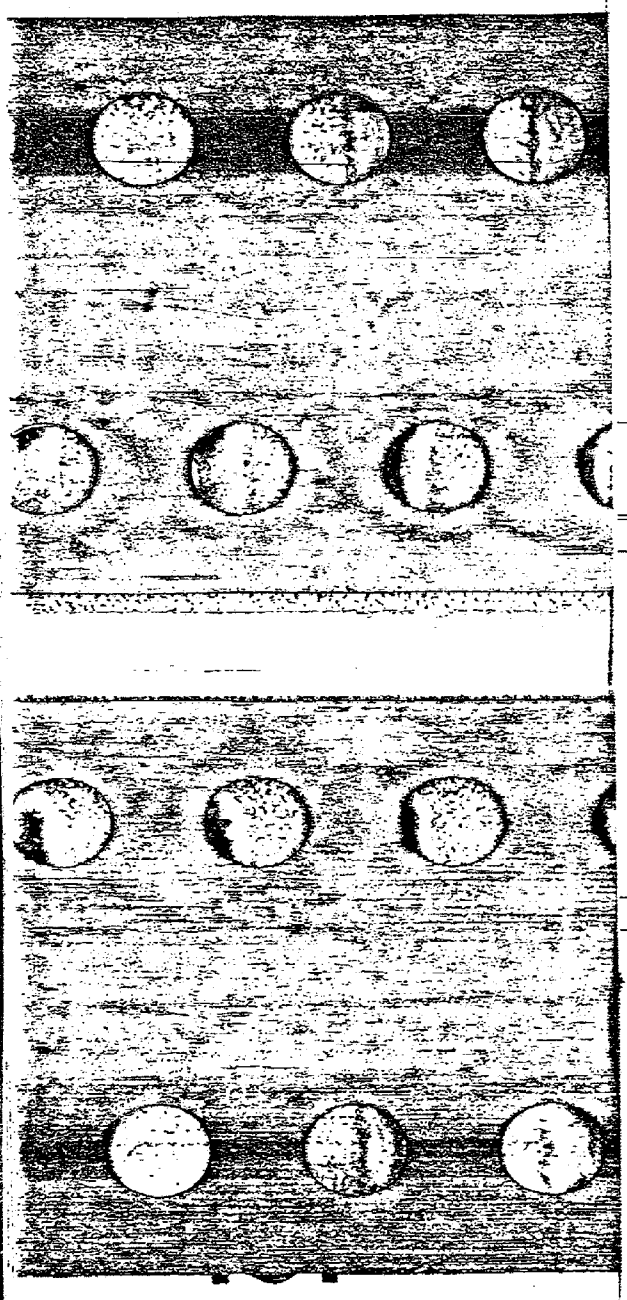
My commission expires:
2-1-99

0262509
IDENTIF. # REFERENCE

97 JAN -8 AM 11:17
RECEIVED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN.

3059 01/08 0101 03CHECK 170.01

PEGGY D. HOOD * NOTARY PUBLIC AT LARGE * WILLIAMSON CO. TENN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10314 PG 421

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 42434-69
CON TX 157-01
PRFEE 1-00
WDEED 12-00
TOTAL 170-01
CHECK 170-01

01/08/97 01 11:16 0001 3059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0262509
IDENTIF. + REFERENCE

97 JAN -8 AM 11:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1105588