Box 23

This Instrument Prepared by
and Return to:

Baker, Donelson, Bearman
& Caldwell
1800 Republic Centre
633 Chestnut Street
Chattanooga, TN 37450
(ATTN: RBG)

BOOK 10328 PG 905

TRUSTEE'S DEED

WHEREAS, on July 29, 1996, Gary D. Willingham and wife, Judy Carol Willingham, executed a certain deed of trust conveying to Richard Gossett, Trustee, the hereinafter described real estate in trust to secure First Tennessee Bank National Association (the "Beneficiary") (1) payment of the indebtedness evidenced by a promissory note described therein, (2) payment of all other moneys advanced by the Beneficiary for the protection of the Security, (3) the performance of all covenants, conditions, stipulations and agreements contained therein and (4) any other indebtedness of the Grantor to the Beneficiary. The deed of trust is recorded in Book 10137, Page 369, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default having been made in the payment of the promissory note and in the performance of the covenants contained in the Deed of Trust, the undersigned, Richard Gossett, Trustee, at the request of the owner and holder of the promissory note, and under and by virtue of the powers vested in me as Trustee by the Deed of Trust, advertised the said real estate as required by law and pursuant to the terms of the Deed of Trust on January 2,

9 and 16, 1997, in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for sale for cash and in bar of the equities of redemption, the statutory right of redemption, dower and homestead, and for the purpose of paying said indebtedness; and,

WHEREAS, pursuant to said advertisement, on January 24, 1997 at the south door of the Davidson County Courthouse in the City of Nashville, Davidson County, Tennessee, the real estate hereinafter described was offered for sale at public outcry to the highest and best bidder, for cash, in bar of the equities of redemption, the statutory right of redemption, dower and homestead, as provided in said Deed of Trust, when First Tennessee Bank National Association being the highest and best bidder, became the purchaser at the price of $ 185,000.00 .

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration, I, Richard Gossett, Trustee, do hereby sell, transfer and convey unto First Tennessee Bank National Association in fee simple and in bar of the equities of redemption, statutory right of redemption, dower and homestead, the following described real estate:

> Land in Davidson County, TN, being Lot No. 7 on the Plan of "Revised" Wellington Park, of record in Book 6200, Page 409, Register's Office of said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gary D. Willingham and wife, Judy Carol Willingham, by deeed from Scott J.

Keller and wife, Patricia A. Keller of record in Book 8724, Page 527, Register's Office of Davdison County, Tennessee.

Last document recorded is the Deed of Trust recorded in Book 10137, Page 369, Register's Office, Davidson County, Tennessee.

SUBJECT TO: Deed of Trust from Gary D. Willingham and wife,Judy Carol Willingham to Arnold M. Weiss, Trustee, recorded in Book 8724, Page 530, Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD the same, together with all covenants and warranties in said Deed of Trust contained to said FIrst Tennessee Bank National Association, its successors, and assigns, forever in fee simple. Said Deed of Trust recites title as unencumbered, but the sale was advertised and made as Trustee only, without covenants of seizin or warranties of title, subject to any unpaid taxes or assessments owing on said property, and this conveyance is made accordingly.

IN WITNESS WHEREOF, I, the undersigned, as Trustee, have hereunto set my hand at Nashville, Tennessee, this 24th day of January, 1997.

Richard Gossett, Trustee

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, Vicki R. Schmitz, a Notary Public, duly appointed, commissioned and qualified in and for the state and county aforesaid, personally appeared Richard Gossett, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument as Trustee for the purpose and consideration therein contained.

C SGT147873 V

WITNESS my hand and official seal at office in the aforesaid county and state on this 24TH day of January, 1997.

Notary Public

My Commission Expires: 8-13-97

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

I hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $185,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By:

Affiant

Sworn to and subscribed before me this 24TH day of January, 1997.

Notary Public

My Commission Expires: 8-13-97

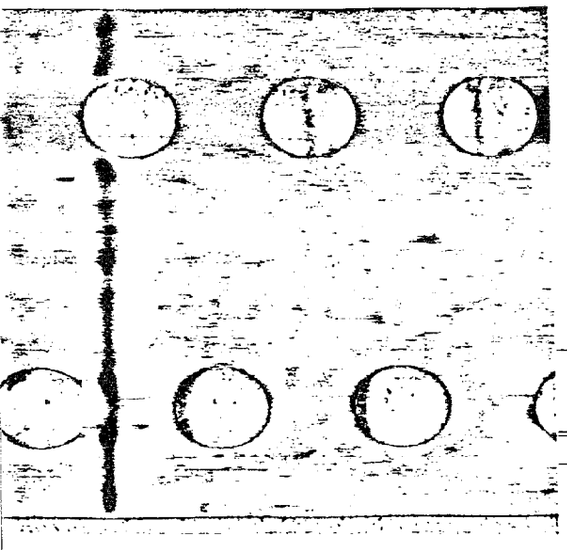
0266874 IDENTIF. ↑ REFERENCE

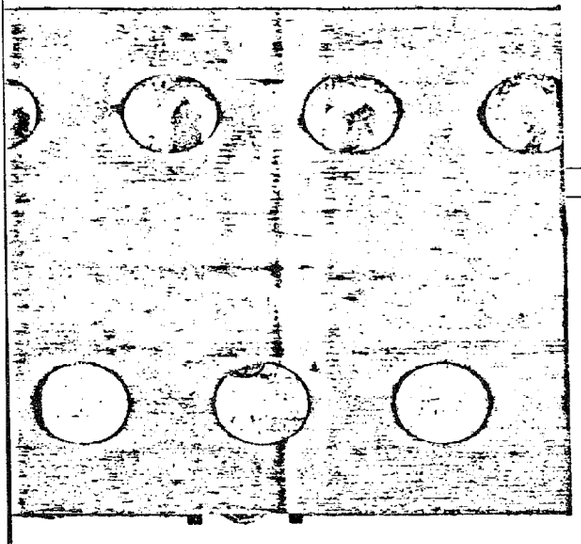
97 JAN 24 PM 3:29

DAVIDSON COUNTY, TN.

7734 01/24 0101 03CHECK 479.50

C SGT147873 V





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10328 PG 909

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	
				125000.00
			CON TX	462.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	479.50
			CHECK	479.50
01/24/97	01		15:34 0001	7734

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0266874
IDENTIF. ↑ REFERENCE

97 JAN 24 PM 3:29
DAVIDSON COUNTY, TN.

No. 1110210