BK/VOL 10352 PG 730

Address New Owner:
Wade Lee Phelps
Henley Black, III
1116 Campbell Street
Nashville, Tennessee 37206-141416

MAP 81-11 Par 58.7
MAP 81-11 Par 58.6

This instrument prepared by:
Dan R. Alexander
Attorney at Law
2016 8th Avenue South
Nashville, Tennessee 37204
Tel 297-0097 Bar Reg #7065

STATE OF TENNESSEE)
County of Davidson)

The actual consideration or Value, whichever is greater for this transfer is: $11,812.32

Affiant
Subscribed and sworn to before me this 15th day of February 1997

Notary Public
My Commission Expires: 6-9-99

NOTARY PUBLIC AT LARGE

97 FEB 19 PM 8:54
DAVIDSON COUNTY, TN.

PICK-UP

0274088
IDENTIFICATION REFERENCE

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated September 7, 1995 of record in Book 9495 Page 199, Register's Office for Davidson County, Tennessee, Early H. Miles, conveyed the property hereinafter described to Robert Greene, Trustee, to secure the payment of the indebtedness therein mentioned and desscribed; and

WHEREAS, default was made in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and Wade L. Phelps and Henley Black,III, the lawful owners and holders of said indebtedness, having declared all of the unpaid installments due and payable called upon the undersigned Successor Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property;

WHEREAS, I, Dan R. Alexander, Successor Trustee, having been appointed Successor Trustee by instrument of record in Book 9944, Page 887, said Register's Office, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisment appearing in each of the issues of said newspaper on January 9th, 16th and 23rd, 1997, respectively;

WHEREAS, pusuant to said notice, I, the undersigned, Dan R. Alexander, Sucessor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, and in bar of the right and equity of redemption and the right of statutory redemption and homestead, on February 7, 1997 12:00 noon, at the Main door of the County Courthouse in Davidson County, Tennessee; and,

WHEREAS, at the said sale, Wade Lee Phelps and Henley Black III, was the highest and best bidder, the

amount of the bid being in the sum of twelve thousand, three hundred twenty-three dollars and ninety cents ($12,323.90).

WHEREAS, said bidder has tendered the amount of twelve tousand three hundred, twent-three dollars and ninety cents ($12,323.90) Dollars to the Successor Trustee, and has applied the said bid to the Mortgage Balance held by the bidders.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES: I Dan R. Alexander, Substitute Trustee, hereby transfer, assign and convey unto the said Wade Lee Phelps and Henley Black, III , their heirs and assigns, all of the right, title and interests in and to the real property described below that is vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do but no further otherwise, to wit:

Tract I: Land in Davidson County, Tennessee being the Southerly one-half of Lot No. 173 in McGavock and Wetmore's Second Addition to Nashville, called Addition to the Town of McGavock.

Said Lot that is the South half of Lot No. 173 fronts twenty-five feet on the Westerly side of 12th Avenue North, formerly Florence Street, and extends back between parallel lines, 154 feet to an alley, in the rear, a plan of which is of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wade L. Phelps and Henley Black, III by Warranty Deed on October 1, 1994 of Record in Book 9492 Page 725.

Tract II: Land in Davidson County, Tennessee being the Northerly half of Lot No 173 on the Plan of D.T. McGavock's Addition of record in Book 21, page 41, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 25 feet on the Westerly side of 12th Avenue, North, and runs back parallel lines 154 feet to an alley.

Being the same property conveyed to Wade L. Phelps and Henley Black, III by Warranty Deed on October 1, 1994 of Record in Book 9492 Page 725.

This is unimproved real property known as: 1535-1537 12th Avenue North, Nashville, Tennessee 37208

The legal description contained herein is the same as in the previous deed.

This conveyance is subject to any unpaid taxes; the Plan of record in Book 21, page 41 Register's Office for Davidson County, Tennessee; and all other encumbrances, restrictions or liens of any nature.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to Wade L. Phelps and Henley Black,III, her heirs and assigns, forever.

IN WITNESS WHEREOF, the said Dan R. Alexander, Successor

Trustee, has hereunto set his hand this 13th day of February 1997.

Dan R Alexander
Successor Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, Suzanne M Alexander Notary Public, Dan R. Alexander, Successor Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 13th day of February 1997.

SUZANNE M. ALEXANDER NOTARY PUBLIC AT LARGE WILSON CO TENN.

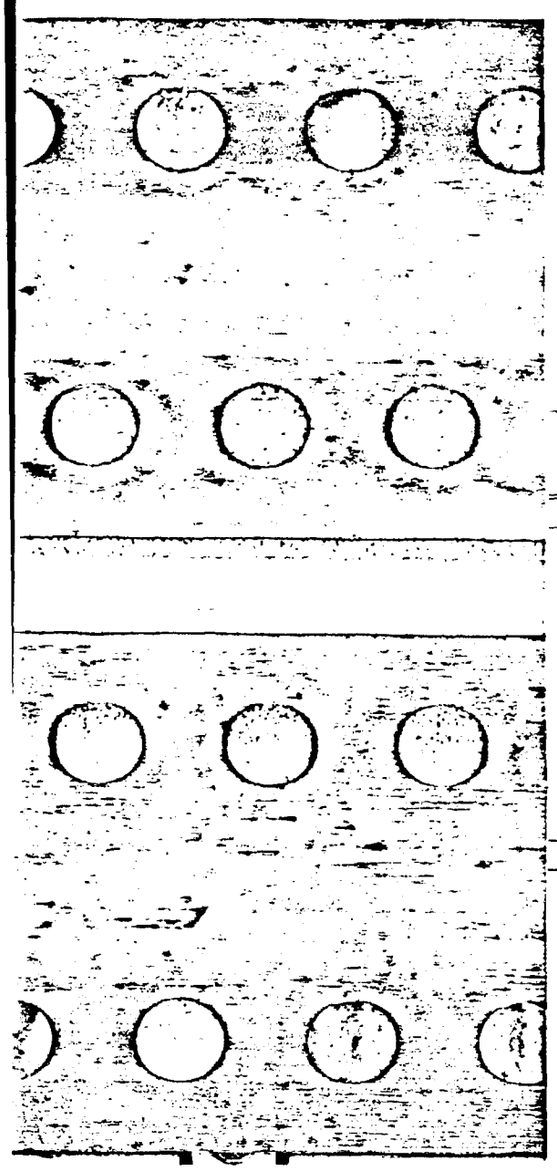
Suzanne M Alexander
Notary Public

My Commission Expires: 6-9-98

Allocation of Proceeds:

Advertising Expenses:	$ 249.00
Recording Expenses:	$ 8.00
Attorney's Fees	$ 250.00
Postage	$ 4.58.00
Application to mortgage	$ 11,812.32

7512 02/19 0101 03CHECK 56.71



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10352 PG 733

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
			CHMT	~~11812.32~~
			CON TX	43.71
			PRFEE	1.00
			WDEED	12.00
			TOTAL	56.71
			CHECK	56.71
02/19/97	01		08:54 0001	7512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0274088 IDENTIF. # REFERENCE

97 FEB 19 PM 8:

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 1117965