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THIS INSTRUMENT WAS PREPARED BY:
C. EDWARD COOMER, ATTORNEY AT LAW
Suite 230, 392 Harding Place
Nashville, TN 37211

C. EDWARD COOMER

Trustee

Map 133-16A
Parcel 178

NEW OWNER:
SEND TAX BILLS TO:
Gary M. McSpadden
1732 Andrew Crockett Court
Brentwood, TN 37027

TRUSTEE'S DEED

BOOK 10439 PG 737

WHEREAS, by Deed of Trust executed May 29, 1996, and recorded in Book 10070, page 377, Register's Office for Davidson County, Tennessee, the hereinafter described property was conveyed from Barbara Catherine Lyons (Mortgagor) to C. Edward Coomer, Trustee, to secure payment of a Deed of Trust Note of the same date as fully described in said Deed of Trust; and

WHEREAS, said Deed of Trust provides that in the event said note was not paid when due the lawful holder of said note was authorized to declare the whole of said note immediately due and payable and to sell said real property at auction for cash to the highest bidder free from all rights and claims of said Mortgagor, her heirs, administrators, successors or assigns, after advertising the time and place of said sale; and

WHEREAS, Gary M. McSpadden and wife, Carol L. McSpadden are the owners and holders of said note and Deed of Trust by virtue of the instrument recorded in Book 10070, page 377, Register's Office of said County; and

WHEREAS, default did occur in the payment of said indebtedness, the whole of said indebtedness was declared immediately due and payable and notice was given by publication in a newspaper of general circulation in said County, that the property would be sold at the main door of the Courthouse for said County in Nashville, Tennessee, on Friday, May 2, 1997, at 11:00 a.m., for the highest and best bid for cash; and

WHEREAS, the sale was conducted at the time and place as advertised and Gary M. McSpadden and wife, Carol L. McSpadden were the

highest and best bidder for cash, said bid being in the amount of $44,575.03.

NOW THEREFORE, I, C. Edward Coomer, Trustee, by virtue of the authority vested in me and pursuant to the terms of said Deed of Trust, have this day bargained and sold and do by these presents transfer and convey to Gary M. McSpadden and wife, Carol L. McSpadden, their heirs and assigns forever, that certain land described as follows:

> Unit M-28, of Barcelona Condominium created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed, of record in Book 6400, page 801, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Barcelona Condominium set forth in Exhibit A-2 of this Master Deed for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Barbara Catherine Lyons by deed from Gary M. McSpadden and wife, Carol L. McSpadden, of record in Book 10070, page 369, and re-recorded in Book 10100, page 956, Register's Office for Davidson County, Tennessee.
>
> This is improved property at 270 Tampa Drive, Unit M-28, Nashville, TN 37211.

It is the intention and purpose of C. Edward Coomer, Trustee, to convey the above described property with all of the covenants and warranties which he is authorized to make as such Trustee, but it is expressly understood and agreed that all of such warranties and covenants are made by him as Trustee and not individually. There is no right of redemption in the mortgagors or any other person.

IN WITNESS WHEREOF, I, C. Edward Coomer, Trustee, have executed this deed of conveyance this 2nd day of May, 1997, by subscribing hereto my official signature.

C. EDWARD COOMER

Trustee

0300720
IDENTIFICATION
97 MAY -2 PM 12:59
DAVIDSON COUNTY, TN
6427 05/02 0101 03CHECK 177.93

BOOK 10439 PG 739

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, C. Edward Coomer, Trustee, the within named bargainor with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument of conveyance for the purposes contained therein.

Sworn to and subscribed before me this 2nd day of May, 1997, at Nashville, Tennessee.

My Commission Expires:

5-24-97

NOTARY PUBLIC

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 $44,575.03, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

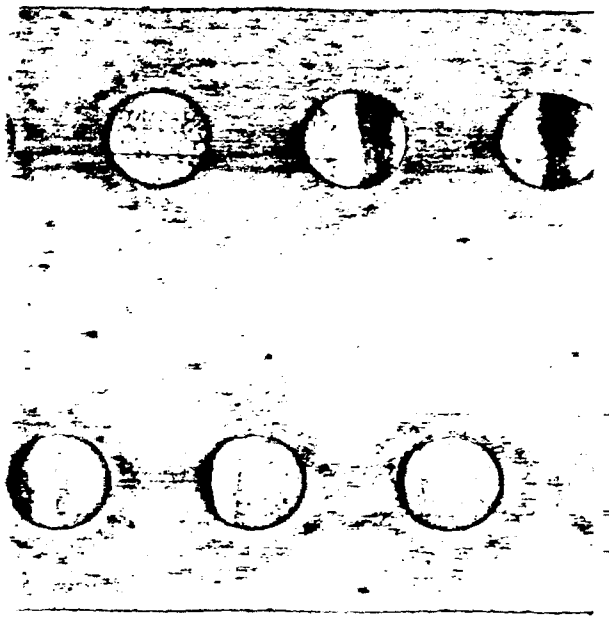
AFFIANT

Sworn to and subscribed before me this 2nd day of May, 1997, at Nashville, Tennessee.

My Commission Expires:

5 24 97

NOTARY PUBLIC



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10439 PG 740

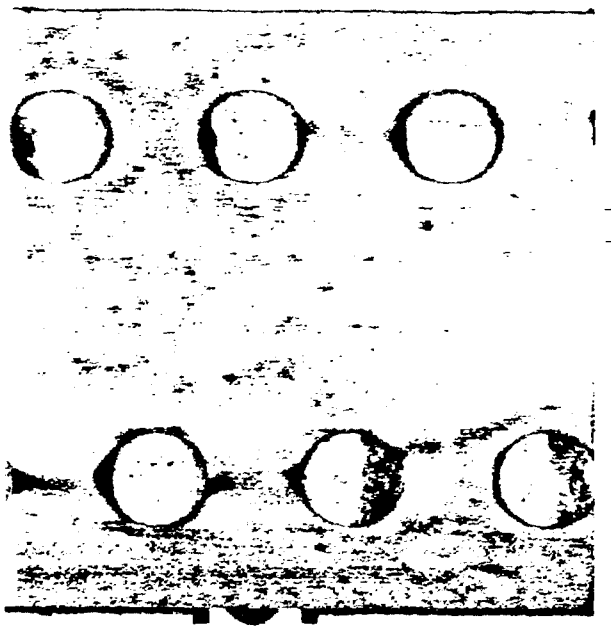
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 44575.03
CON TX 164.93
PRFEE 1.00
MISC 12.00
TOTAL 177.93
CHECK 177.93

05/02/97 01 13:05 0001 6427

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0300720

IDENTIFICATION REFERENCE

97 MAY -2 PM 12:59

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

No. 1146505