BOOK 10443 PG 367

This instrument prepared by: Kathryn H. Pennington GULLETT, SANFORD, ROBINSON & MARTIN, PLLC 230 Fourth Avenue North, Third Floor P. O. Box 198888 Nashville, TN 37219-8888	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $29,500.00. Affiant Subscribed and sworn to before me, this 1st day of May, 1997. Notary Public My Commission Expires: 5/23/98

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
W. Alexander Steele 116 30th Avenue South Nashville, Tennessee 37212	Same	117-3B-119

SUCCESSOR TRUSTEE'S DEED

WHEREAS, ALI KAAN a/k/a ALI AKBOYUN, by a Deed of Trust (the "Deed of Trust") dated March 1, 1993, of record in Record Book 9053, page 60, Register's Office for Davidson County, Tennessee, conveyed to Russell T. Cook, Trustee, the hereinafter real property to secure the payment to William Alexander Steele, III, of indebtedness more fully described in said Deed of Trust; and

WHEREAS, Kathryn H. Pennington was appointed Successor Trustee by the owner and holder of said indebtedness by an instrument of record in Record Book 10402, page 760, Register's Office for said County; and

WHEREAS, default was made in the payment of said indebtedness; and

WHEREAS, the owner and holder demanded that the property be advertised and sold in satisfaction of said indebtedness, and the costs of foreclosure in accordance with the terms and provisions of said Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Successor Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on April 10, 1997, April 17, 1997 and April 24, 1997.

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock A.M. on May 1, 1997, and **WILLIAM ALEXANDER STEELE,** (hereinafter "Grantee"), being the highest and best bidder thereof, became the purchaser of said property at and for the sum of **TWENTY-NINE THOUSAND FIVE HUNDRED AND NO/100 ($29,500.00) DOLLARS,** which sum was set off against the secured indebtedness.

NOW, THEREFORE, Kathryn H. Pennington, in her capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, hereby transfers and conveys to the Grantee, and his heirs, successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. H-8, Parcel No. 119, of the Villager Condominiums of record in Book 5200, page 201, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ali Akboyun, married, by deed from Andrews Properties, Inc. and Cherokee Properties, Inc. of record in Book 5570, page 393, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous instruments of record. No new legal description was prepared for this transaction.

The address of property is 2601 Hillsboro Road, Unit H-8, Nashville, TN 37212.

This conveyance is made subject to:

1. Deed of Trust executed by Ali Akboyun and wife, Ulyssia J. Akboyun to Vaden M. Lackey, Jr., Trustee for the benefit of Union Planters Bank of record in Book 5570, page 396, Register's Office for Davidson County, TN.

2. Master Deed of Villager Condominium, of record in Book 5434, page 665, as amended by deed of correction in Book 5487, page 967, Register's Office for Davidson County, Tennessee.

3. Any and all unpaid taxes that may be a lien against said property.

4. Matters which an accurate survey of the premises would disclose.

5. Liens for any unpaid assessments and/or special assessments.

6. Rights of Parties in Possession.

7. Any other matters not subordinate to the Deed of Trust.

TO HAVE AND TO HOLD the aforesaid real estate free from the equity of redemption, the statutory right of redemption, exemptions of homestead, rights by virtue of marriage, and all other rights and exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in her capacity as Successor Trustee, and not otherwise, has the power to convey the same.

Kathryn H. Pennington, as Successor Trustee, and not otherwise, warrants the title to said property to the Grantee, and its successors and assigns, against the lawful claims of all persons claiming by, through or under her, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 8th day of May, 1997.

Kathryn H. Pennington, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KATHRYN H. PENNINGTON, SUCCESSOR TRUSTEE**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 1997.

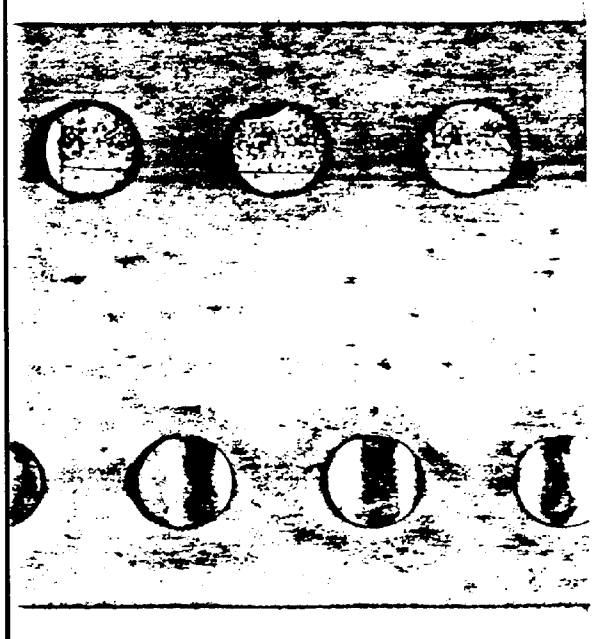
Notary Public

My Commission Expires: 5/23/98

97 MAY -8 PM 3:31
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

90.00 05/08 0101 03CHECK 120.1



OFFICIAL RECEIPT

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

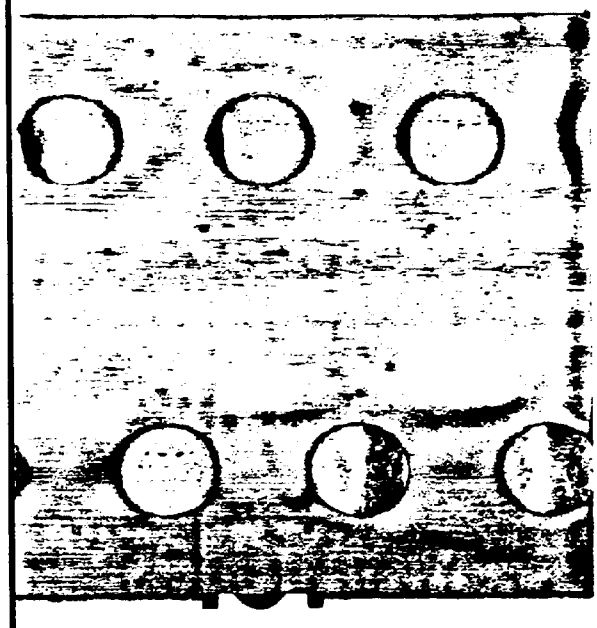
RECEIVED OF _____

FOR _____

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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 29500.00
CON TX 109.15
PRFEE 1.00
WDEED 16.00
TOTAL 126.15
CHECK 126.15

05/08/97 01 15:38 0001 9046

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0303077
IDENTIF. ↑ REFERENCE

97 MAY -8 PM 3:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1149100