SUCCESSOR TRUSTEE'S DEED

BOOK 10458 PG 113

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Carol Menuez Barach 541 Hickory Trail Drive Nashville, Tennessee 37209	83-9-66	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WHEREAS, **Wesley S. Reagan** and wife, **Debbie F. Reagan**, by Deed of Trust (the "Deed of Trust") dated August 21, 1995, transferred and conveyed to Andrea C. Barach, Trustee, the property described in Exhibit A hereto (the "Property") (the Deed of Trust being of record in Book 9768, page 441, Register's Office for Davidson County, Tennessee); and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by the Deed of Trust (said Appointment of Successor Trustee being of record in Book 10447, page 710, said Register's Office); and

WHEREAS, the indebtedness secured by the Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose the Deed of Trust; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at eleven o'clock (11:00 a.m.), May 16, 1997, at the Davidson County Courthouse, Nashville, Tennessee when and where Carol Menuez Barach ("Grantee"), became the last and highest bidder for cash at the price of Fifty Thousand and No/100 Dollars ($50,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, Charles S. Sanger, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same.

The United States claims a lien against the Property pursuant to 28 U.S.C. §6321 as set forth in that Notice of Federal Tax Lien of record in Book 10264, page 70, and Book 10278, page 580, Register's Office for Davidson County, Tennessee. The notice required by 28 U.S.C. §7425(b) has been timely given in order for the Property not to be subject to such lien or claim of lien. A copy of the notice provided to the United States and the response, if any, is attached hereto as Exhibit B. The Property is subject to the right of the United States to redeem the Property as more fully set forth in 28 U.S.C. §7425(d)(1).

Charles S. Sanger, as Successor Trustee, and not otherwise, warrants the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The Property is sold, however, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature including without limitation the right(s) of redemption of any taxing authority.

Words used herein indicating number or gender shall be read as context may require.

Dated this 16 day of May, 1997.

Charles S. Sanger, as Successor Trustee

Charles S. Sanger, as Successor Trustee,
and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Lee Anne Ellis, a Notary Public in and for said County and State, the within named Charles S. Sanger, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 16th day of May, 1997.

Lee Anne Ellis
Notary Public
My Commission Expires: 11-22-97

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,000.00.

Charles S. Sanger
AFFIANT

Subscribed and sworn to before me this 16th day of May, 1997.

Lee Anne Ellis
Notary Public
My Commission Expires: 11-22-97

0418399.01
004811-000 05/16/97

Exhibit A

BOOK 10458 PG 115

Being the easterly one-half of Lot No. 7 of Block No. 2 in D. H. Bailey's Subdivision of part of Andrew Allison property, a plan of which is of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

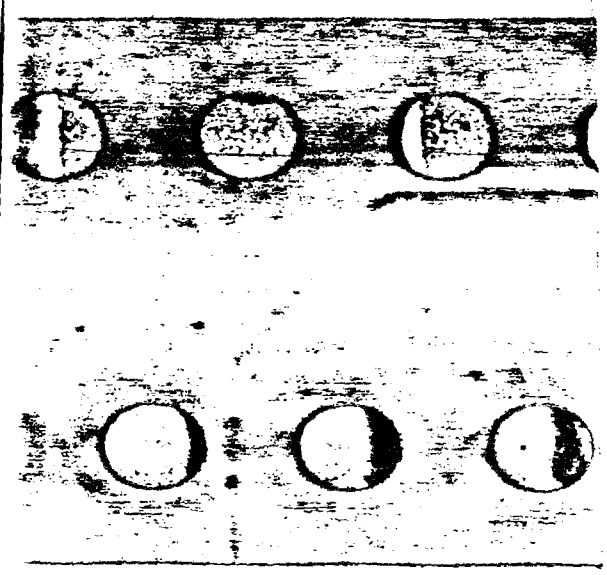
Said easterly one-half of Lot No. 7 fronts 50 feet on the south side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

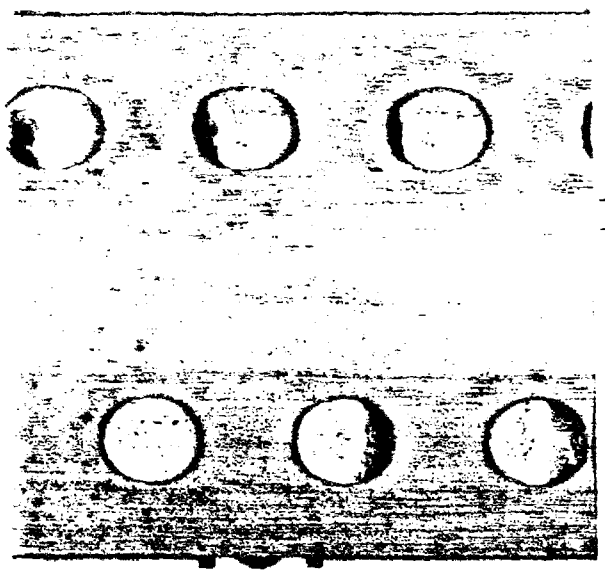
Being a portion of the same property conveyed to Wesley S. Reagan and Debbie F. Reagan, by Deed of record in Book 9768, page 437, said Register's Office.

The street address of the Property is:

1312 Gartland Avenue
Nashville, Tennessee 37219

03061144
IDENTIFICATION/REFERENCE
97 MAY 19 PM 12:33
DAVIDSON COUNTY, TN
2306 05/19 0101 0 MEMO
3





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10458 PG 116

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 50000.00
CON TX 185.00
PRFEE 1.00
WDEED 12.00
TOTAL 198.00
CHECK 198.00

05/19/97 01 12:34 0001 2766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306144
IDENTIF. # REFERENCE

97 MAY 19 PM 12:33
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1152678