0335427

IDENTIF. REFERENCE

This instrument prepared by:

Lea W. Stouffer
Farris, Warfield & Kanaday, PLC
424 Church Street, Suite 1900
SunTrust Center
Nashville, TN 37219

97 AUG -7 PM 2:46

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

Address New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel No.:
Alex W. Bonner P.O. Box 121 Brentwood, TN 37027	Same	147-7-128.00

BOOK 10561 PG 954

SUCCESSOR TRUSTEE'S DEED

This Successor Trustee's Deed is made and entered into on this the 7th day of August, 1997, by Lea W. Stouffer, Successor Trustee ("**Successor Trustee**").

WHEREAS, by Deed of Trust dated the 22nd day of April, 1994, of record in Book 9334, page 27, Register's Office for Davidson County, Tennessee (the "**Deed of Trust**"), Sudie Boyd, unmarried, and William E. Davis and wife, Frances Owens Davis, conveyed to Gary R. Thompson, Trustee, the Property (as hereinafter defined), to secure payment to Third National Bank in Nashville (now known as SunTrust Bank, Nashville, N.A.) (the "**Lender**") of a certain indebtedness described in the Deed of Trust (the "**Indebtedness**"); and

WHEREAS, the Indebtedness became overdue and unpaid, and other conditions of default occurred, by reason of which the Lender declared the Deed of Trust to be in default; and

WHEREAS, Lender appointed Lea W. Stouffer to serve as Successor Trustee in place of Gary R. Thompson in accordance with the terms of the Deed of Trust by an instrument of record in Book 10495, page 844, said Register's Office; and

WHEREAS, Lender directed the Successor Trustee to sell the Property as provided in the Deed of Trust, and the Successor Trustee caused notice to be published in The Nashville Record that the Property would be sold at 11:00 a.m. on August 7, 1997 at the main (south) door of the Davidson County Courthouse in Nashville, Tennessee (the "**Foreclosure Notice**"), such Foreclosure Notice appearing in said paper on July 17, July 24 and July 31, 1997; and

WHEREAS, the Successor Trustee at the time, place and date specified in the Foreclosure Notice offered the Property for sale, and after opening the floor for competitive bids, sold the Property to Alex W. Bonner, at the price of Twenty Thousand Seven Hundred Eighty-One and no/100 Dollars ($20,781.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Lea W. Stouffer, Successor Trustee as aforesaid, in consideration of the premises and the sum of $20,781.00, to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Alex W. Bonner, his heirs, successors and assigns (collectively, the "**Grantee**") all of my right, title and interest in and to the following described real estate, together with all improvements, tenements, hereditaments and appurtenances, all easements serving or benefiting the Property, and any or all fixtures and improvements now attached to the Property, but no further or otherwise, located in Davidson County, Tennessee (collectively, the "**Property**"), and more particularly described as follows, to wit:

Land in the 5th, formerly 7th, Civil District of said County and State, the westerly 70 feet of Lot 11 on the unrecorded plan of Chester Maxwell's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, October 7, 1953, as follows:

Beginning on the northerly margin of Flora Avenue, 100 feet east of the southeast corner of the property conveyed to Thomas Sweeney and wife, by deed from Chester Maxwell and wife, of record in Book 2029, page 66, Register's Office for said County; being the corner of Lots Nos. 10 and 11; thence with the line between said two lots northerly 115.3 feet; thence easterly 70 feet; thence southerly 115.3 feet to the northerly margin of Flora Avenue; thence with the same westerly 70 feet to the beginning.

Being the same property conveyed William E. Davis and mother, Sudie Boyd, by Deed from Chester Maxwell and wife, Flora Maxwell, of record in Book 4271, page 407, said Register's Office. The said Sudie Boyd has died and by her Last Will and Testament in Will Book 202, page 395, Probate Court Clerk's Office for Davidson County, Tennessee, the Property is devised to William Earl Davis, Billy Thomas Davis, and Rayburn Davis.

The above description is the same as that contained in the Deed of Trust.

The Property is improved property.

The street address of the Property is believed to be 319 Flora Maxwell Road, Nashville, Tennessee, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

To have and to hold the Property, and free from the statutory right of redemption, homestead, dower and all other exemptions and marital rights, all of which are expressly waived and conveyed in the Deed of Trust, as provided in, but only to the extent provided in, said Deed of Trust.

Grantee hereunder accepts title to the Property and all improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Successor Trustee and/or SunTrust Bank, Nashville, N.A. as to any matter whatsoever. Without limiting the foregoing, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ADDITIONALLY, SUCCESSOR TRUSTEE DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES AS TO THE ABSENCE OR PRESENCE ON OR UNDER THE PROPERTY OF HAZARDOUS SUBSTANCES AS DEFINED BY ANY ENVIRONMENTAL LAWS, INCLUDING WITHOUT LIMITATION THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT ("**CERCLA**") OR SIMILAR FEDERAL AND STATE LEGISLATION (COLLECTIVELY, THE "**ENVIRONMENTAL LAWS**"). Grantee accepts title to the Property subject to any problems arising in connection with the Property and/or the improvements located thereon, including without limitation problems arising out of or in connection with deterioration of any improvements thereon, violations of the Environmental Laws, and potential flood hazards. By accepting the Successor Trustee's Deed, Grantee agrees to indemnify and hold the

Successor Trustee and SunTrust Bank, Nashville, N.A. harmless from any and all costs, expenses, and liability, including without limitation attorneys' fees, arising out of or in connection with any of the foregoing.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following to the extent applicable on the date hereof:

(1) Any and all unpaid real and personalty taxes, plus penalty and interest, if any. Such taxes will not be pro-rated. Grantee assumes full liability for such taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled, which take priority over the Deed of Trust upon which this foreclosure sale is had.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements, building lines, recorded plans and restrictions as may be applicable, including, but not limited to the following: Easement of record in Book 3406, page 260, Register's Office for Davidson County, Tennessee.

(5) Debts and inheritance taxes against the estate of Sudie Davis Boyd, Rule #96P-1786, Probate Court Clerk's Office for Davidson County, Tennessee.

(6) Rights or claims of parties in possession.

(7) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

(8) Any and all deeds of trust and/or fixture filings which take priority over the Deed of Trust upon which this foreclosure sale is had.

(9) Subject to the liens for any unpaid assessments and/or special assessments.

(10) Any and all other matters, including, without limitation, liens, easements, restrictions, claims, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust under which the foreclosure was held.

WITNESS the signature of the Successor Trustee on this the day and date first above written.

Lea W. Stouffer, Successor Trustee

Lea W. Stouffer, II
Successor Trustee

4547 08/07 0101 03:41:01 DAVIDSON

97.19

271790.1 8/7/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kay Fuller, a Notary Public of the State and County aforesaid, personally appeared Lea W. Stouffer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Successor Trustee, and that she as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing her name as Successor Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 7th day of August, 1997.

Kay Fuller
Notary Public

My commission expires: 9-23-2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

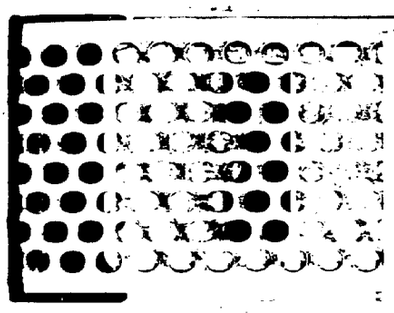
The actual consideration or value whichever is greater, for this transfer is Twenty Thousand Seven Hundred Eighty-One and no/100 Dollars ($20,781.00).

Affiant

Subscribed and sworn to before me this the 7th day of August, 1997.

J Chandler Dep Reg
~~Notary Public~~

~~My commission expires:~~ _____



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

RECEIVED OF _____

FOR _____

BOOK 10561 PG 958

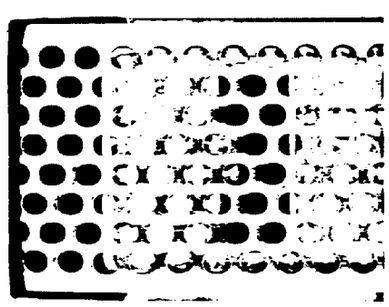
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	20781.00
CON TX	76.89
PRFEE	1.00
WDEED	16.00
TOTAL	93.89
CHECK	93.89

08/07/97 01 14:47 0001 4547

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0335427

IDENTIFICATION REFERENCE

97 AUG -7 PM 2:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1184140