510

BOOK 10605 PG 41

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

Address New Owner(s):	Send Tax Bills To:	Map & Parcel Nos.:
The Bank of Nashville		135-16-0-A-056.00
401 Church Street	SAME	
Nashville, Tennessee 37219		

TRUSTEE'S DEED

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust and Assignment of Leases ("Deed of Trust") dated January 27, 1995, executed by Vicky S. Gardner, to T. Wayne Hood, Trustee, of record in Book 9580, page 861, Register's Office for Davidson County, Tennessee; and

WHEREAS, The Bank of Nashville, the owner and holder of the indebtedness secured by said Deed of Trust of record in Book 9580, page 861, Register's Office for Davidson County, Tennessee, replaced said Trustee by naming Trace Blankenship and Sam J. McAllester III, as Substitute Trustees by an instrument of record in Book 10555, page 945, Register's Office for Davidson County, Tennessee, and authorized either of them to act alone with the powers given the Trustee in said Deed of Trust; and

WHEREAS, Sam J. McAllester III, Substitute Trustee, caused said real property to be advertised in accordance with the provisions of said Deed of Trust, advertising that said property would be sold at 12:00 o'clock P.M., prevailing time on September 10, 1997, at the front door of the Metropolitan Davidson County Courthouse, Nashville, Davidson County, Tennessee, to be knocked off and sold to the highest, best and last bidder for cash, and free from the equity of redemption, homestead, dower, and all other exemptions as provided in said Deed of Trust; but subject to any and all mortgages, liens, claims, and unpaid taxes which may be a lien against said property; and

WHEREAS, the Substitute Trustee personally appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of One Hundred Seventy Thousand and no/100 Dollars ($170,000.00) by The Bank of Nashville (hereinafter referred to as the "Grantee") and said property was knocked off and sold to the Grantee.

NOW, THEREFORE, in consideration of the premises and sum of One Hundred Seventy Thousand and no/100 Dollars ($170,000.00) cash in hand paid by the Grantee, Sam J. McAllester III, Substitute Trustee, has this day bargained and sold and, by the premises, does transfer and convey to Grantee, its/their heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Subdivision for Tracts 8, 9 and 10, Nashboro Village of record in Plat Book 5200, page 186 thru 189, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Vicky S. Gardner by deed of record in Book 9580, page 858, Register's Office for Davidson County, Tennessee.

Said property is known as 2604 Ravine Drive, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the Grantee, its/their heirs, successors, and assigns forever.

And the Substitute Trustee covenants with the said Grantee that he is lawfully seized and possessed of said real property as Substitute Trustee only and, by the terms of the above-mentioned Deed of Trust, has a good right to sell and convey the same and that same is unencumbered except for any and all mortgages, liens, claims, and any and all unpaid taxes that may be a lien against said real estate.

The Substitute Trustee further covenants and binds himself/his successors and assigns, to warrant and forever defend the title to said real estate to the Grantee, its/their heirs and assigns, against the lawful claims of any persons claiming by or through him as Substitute Trustee, but no further or otherwise; it being the intention of the Substitute Trustee only to convey to Grantee no greater title in the subject real estate than he received as Substitute Trustee and that, as Substitute Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded Plat or Plan; any unpaid taxes which exist as a lien against said property; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption not otherwise waived in the Deed of Trust, including rights of redemption of any governmental agency, state or federal; and any prior encumbrances that may exist against the property. This sale is also subject to any matter that an accurate survey of the premises might disclose.

Witness my hand this 10th day of September, 1997.

Sam J. McAllester III, Substitute Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine T. Cronk, a Notary Public of this county, Sam J. McAllester III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he (or she) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 10th day of September, 1997.

Christine T. Cronk
NOTARY PUBLIC

My Commission Expires: September 23, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

AFFIANT

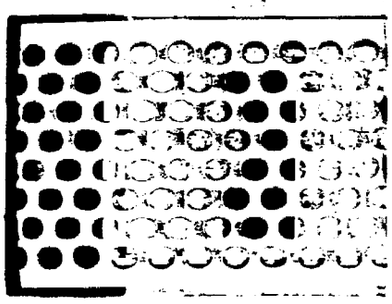
Subscribed and sworn before me on this 10th day of September, 1997.

Christine T. Cronk
NOTARY PUBLIC

My Commission Expires: September 23, 2000

H:\SJM\TBON\INTERIOR\FORETRUS.DED

7513 09/11 0101 03CHECK 638.00
PICK-UP
97 SEP 11 AM 10:34
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
0134/520
IDENTIFICATION REFERENCE



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

RECEIVED OF _____

FOR _____

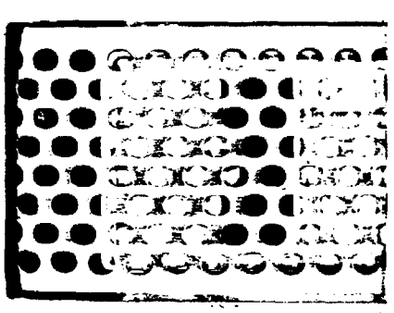
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	170000.00
			CON TX	629.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	638.00
			CHECK	638.00

09/11/97 01 10:37 0001 7513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0347520
IDENTIFICATION REFERENCE

97 SEP 11 AM 10:34
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1196962