THIS INSTRUMENT PREPARED BY:

BOOK 10925 PG 141

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Spain Enterprises, LLC 1108 Battlewood Street Franklin, TN 37069	New Owner	082-16-0-334

TRUSTEE'S DEED

WHEREAS, FREDA J. PAGE and JERRY W. SCRUGGS, JR., by Deed of Trust (the "Deed of Trust") dated JULY 8, 1996, of record in Book 10120, page 988, Register's Office for Davidson County, Tennessee, conveyed to F. B. Murphy, Jr., Trustee, the hereinafter described real property to secure the payment of a certain indebtedness described in said Deed of Trust, which indebtedness is evidenced by a Promissory Note (the "Note"), said indebtedness being held and owned by Grassland Financial Services, Inc.; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of said Note demanded that the herein described real property be advertised and sold in accordance with the terms and provisions of the Note and Deed of Trust; and

WHEREAS, pursuant to the instructions of the owner and holder of said Note, the 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 16, April 23 and April 30, 1998; and

WHEREAS, the 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 main (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Thursday, May 7, 1998, and SPAIN ENTERPRISES, LLC (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Six Thousand One Hundred Two and 21/100 Dollars ($6,102.21).

NOW, THEREFORE, F. B. Murphy, Jr., in his capacity as Trustee, and not otherwise, for and in the consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee, described as follows:

Being Lot No. 123 and the northwest corner of Lot No. 124 on the map of William's Addition to Edgefield, of record in Book 21, page 45, Register's Office for Davidson County, Tennessee, and described according to a

survey thereof made April 21, 1945 by S. R. Sanford, Jr. as follows:

Beginning at the southeast intersection of South 8th Street and Boscobel Street, the north west corner of Lot No. 123; thence, with the easterly margin of South 8th Street, southerly 175 feet to a 20-foot alley; thence, with the margin of the same, easterly 50 feet to a stake at the corner of Lots No. 123 and 124; thence, with the line between said lots, northerly 81.25 feet to a stake; thence, northerly, leaving the line between said lots, passing the corner of the house, 47.8 feet to a cut in the outside edge of a sidewalk; thence, along the east line of the sidewalk, northerly 47.25 feet to the southerly margin of Boscobel Street, said point being 11.25 feet east of the line between Lots No. 123 and 124; thence with the South line of Boscobel Street, westerly 61.25 feet to the point of beginning.

Being the same property conveyed to Freda J. Page and Jerry W. Scruggs, Jr. by deed from Tennessee Funding Company,,of record in Book 9642, page 440, Register's Office for Davidson County, Tennessee.

The above description was taken directly from the deed of trust of record in Book 10120, page 988, Register's Office for Davidson County, Tennessee.

This is improved property known as 800 Boscobel Street, Nashville, Tennessee 37206.

This conveyance is subject to all unpaid ad valorem taxes (plus penalties and interest, if any) that may be a lien against the property, and subject to any and all liens, defects, encumbrances, adverse claims and other matters which take priority over the Deed of Trust upon which this foreclosure sale is had, including, but not limited to, prior deeds of trust, fixture filings, easements, restrictions, building lines and recorded plans, and subject to any statutory rights of redemption not otherwise waived in the Deed of Trust, and rights of redemption of any agency, state or federal, which have not been waived by such governmental agency. This conveyance is also subject to any and all matters which an accurate survey of the property might disclose.

The property is conveyed AS IS, WHERE IS, without representations or warranties of any kind whatsoever, whether express or implied; without limiting the foregoing, the property is conveyed without any implied warranties of merchantability or fitness for a particular use or purpose.

TO HAVE AND TO HOLD the aforesaid property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey the same, F. B. Murphy, Jr., as Trustee, and not otherwise, warrants the title to said property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this Trustee's Deed on this 7th day of May, 1998.

F. B. MURPHY, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, F. B. Murphy, Jr., 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 executed the within instrument for the purposes therein contained, this 7th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,102.21.

AFFIANT

Sworn to and subscribed before me this 7th day of May, 1998.

NOTARY PUBLIC

My Commission Expires: 9/18/99

5362 05/11 0101 03CHECK 35.50

PICK-UP

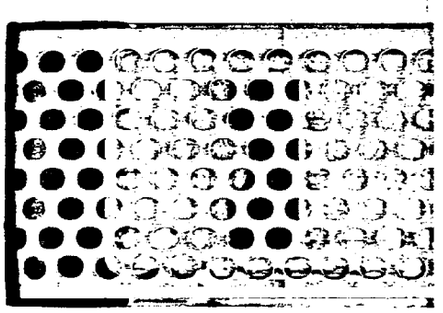
98 MAY 11 AM 10:29

01360097

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10925 PG 144

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	6102.21
CON TX	22.58
PRFEE	1.00
MISC	12.00
TOTAL	35.58
CHECK	35.58

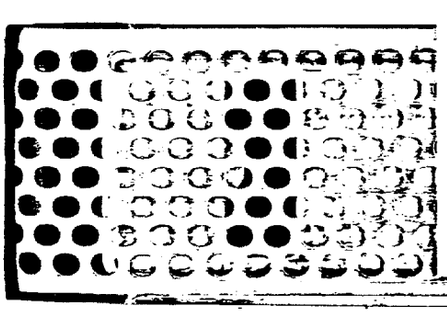
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RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0436097

ILLEGIBLE REFERENCE

98 MAY 11 AM 10:28



No. 1291391