THIS INSTRUMENT PREPARED BY:

JAMES A. CARNEY
Attorney at Law
905 Stahlman Building
Nashville, Tennessee 37201

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $46,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of January, 1998.

Notary Public

JAMES A. CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 11-27-99

Name & Address of Property Owner:	Name & Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers:
Robert H. Herrman 905 Stahlman Building Nashville, Tennessee 37201	NO MORTGAGE ESCROW SEND TAX BILLS TO: SAME	Map 83-01 Parcel 436 27W-20085

TRUSTEE'S DEED

WHEREAS, by Installment Deed by Robert H. Herrman to Nabil K. Joyiens of record in Book 10283, Page 184, Register's Office for Davidson County, Tennessee, in which Installment Deed, Nabil K. Joyiens joined and conveyed the hereinafter described property to Bill Herrman, Trustee, to secure a promissory note described in said Installment Deed; and,

WHEREAS, default was made in the payments and conditions of said note and the owner and holder of said note instructed the said Bill Herrman, Trustee, to institute foreclosure proceedings as provided in the terms of said instrument; and

WHEREAS, the said Bill Herrman, Trustee, did advertise in accordance with the provisions of said Installment Deed giving notice of an intent to sell said property at the South (front) door of the Courthouse in Nashville, Davidson County, Tennessee on Friday, January 23, 1998 at 12:30 o'clock P.M.; and

WHEREAS, at the time and place stated in said advertisement, the said Bill Herrman, Trustee, offered the property, hereinafter described, for sale to the highest and best bidder for cash at public outcry, free from the statutory right of redemption, equity of redemption, homestead, dower and all other exemptions which

were expressly waived in said Installment Deed, but subject to any and all unpaid real estate taxes and superior liens of record; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, Bill Herrman, Trustee, offered for sale and sold said property to Robert H. Herrman for the sum of Forty Six Thousand ---------- And No/00 ----- ----- ($46,000.00) Dollars, which amount was the highest, best and last bid.

NOW, THEREFORE, for and in consideration of the sum of Forty Six Thousand ---------- And No/00 ---------- ($46,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Bill Herrman, Trustee, do hereby bargain and sell, and by these presents, transfer and convey unto the said Robert H. Herrman, his heirs and assigns, the following described real property in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being the easterly 50 feet of an unrecorded lot of the Plan of J. G. Grinnin's Grand Avenue of record in Book 974, page 25, Register's Office for Davidson County, Tennessee.
>
> Beginning at the southwest corner of Emmett, formerly Evon Street, and Granada, formerly Grand Avenue, said point being 350 feet west of the westerly margin of Bailey, formerly Remmel Street; thence with the westerly margin of Emmett Street, south 2 degrees 30 minutes west 120 feet, more or less, to a point; thence north 87 degrees west 50 feet; thence north 2 degrees 30 minutes east 120 feet, more or less, to an iron pin on the southerly margin of Granada Avenue; thence with said Avenue, eastwardly 50 feet to the beginning.
>
> Being the same property conveyed to Nabil K. Joyiens by Installment Deed from Robert H. Herrman of record in Book 10283, page 184, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY, commonly known as 1018 Granada Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD said property with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns forever, but subject to said real estate taxes and any superior liens of record. I herewith assign to said Grantee any and all warranties held by me as Trustee, but not otherwise.

WITNESS my hand on this 23rd day of January, 1998.

Bill Herrman, trustee

BILL HERRMAN, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, James A Carney, a Notary Public in and for said County and State, the within named bargainor, Bill Herrman, Trustee, 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of January, 1998.

James A Carney
NOTARY PUBLIC

JAMES A CARNEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

11-27-99

04424 70

IDENTIF. & REFERENCE

98 MAY 27 PM 12:30

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

2.40 05/27/1998 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10946 PG 926

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 46000.00	
			CON TX 170.20	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 183.20	
			CHECK 183.20	
05/27/98	01		12:32 0001 2140	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0442470

IDENTIFYING REFERENCE

98 MAY 27 PM 12:30

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1298101