[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP & PARCEL NOS.]
[Jeff Smith	[ ]	Map 72-14]
[P.O. Box 817	[SAME]	Parcel 101]
[Hermitage, TN 37076-	[ ]	]
[0817	[ ]	]
[Prepared by: WAYNICK & CATE, 211 Donelson Pike,		]
[Suite 2, P.O. Box 148058, Nashville, TN 37214 (615) 885-5707		]
[THIS DOCUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES]		

TRUSTEE'S DEED

WHEREAS, by a Deed of Trust (the "Deed of Trust") executed January 3, 1997, and recorded in Book 10355, Page 864, in the Register's Office for Davidson County, Tennessee, Austin J. Yopp conveyed to David J. Waynick, Trustee, in trust to secure the payment of a certain indebtedness to Odell Binkley on the hereinafter-described property (the "Property") and performance of the obligations therein set forth; and

WHEREAS, default was made in the terms and conditions of the Deed of Trust, and the beneficiary requested the undersigned to advertise and sell the Property under the terms and provisions of the Deed of Trust; and

WHEREAS, in pursuance of said request of said beneficiary, the Property was by the undersigned advertised for sale in conformity with the terms and provisions of the Deed of Trust, by which advertisement the sale was appointed to be held on the 12th day of August, 1998, at the West door of the Courthouse for Davidson County, Tennessee; and

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered the Property for sale at public outcry to the highest and best bidder for cash (or credit upon the indebtedness secured if the holder of the secured indebtedness were the successful bidder) at which sale, Jeff Smith, Grantee", whether one or more), being the highest and best bidder, became the purchaser of the Property at and for the sum of Fifteen Thousand Seven Hundred Fifty-Six and 55/100 ($15,756.55) Dollars.

NOW, THEREFORE, in consideration of the premises, the undersigned, David J. Waynick, as Trustee, does hereby grant, bargain, sell and convey to the Grantee, in fee simple forever, the Property, described as being in the County of Davidson and State of Tennessee, to wit:

> Land located in Davidson County, Tennessee, and being the east one-half of No. 10 on the Map of A. H. Robinson's Subdivision of Lots 28, 29 and 30 of the Brownsville Addition, as of record in Book 57, Page 1, Register's Office for said County, described as follows:
>
> Beginning at a stake in the center line of Straightway Avenue, formerly Main, at the southwest corner of Lot No. 11; thence with the line between Lots Nos. 10 and 11, northerly 271.8 feet to the center line of Straightway Circle; thence with the center line of the same, westerly 47.5 feet to a point; thence southerly 272.55 feet to the center of Straightway Avenue, formerly Main; with the center of same easterly 47.5 feet to the point of beginning.
>
> Being the same property conveyed to Austin J. Yopp from Cecil Wright Johnson by quitclaim deed of record in Book 8083, page 415, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said described real estate unto Grantee, their successors and assigns, forever in fee simple.

Sale was advertised and made as Trustee only, without covenants or warranties of title, express or implied, and this conveyance is so made. However, Grantor, as Trustee, but not otherwise, hereby assigns and sets over to Grantee all of the covenants and warranties contained in the Deed of Trust.

IN WITNESS WHEREOF, David J. Waynick, Trustee, has executed these presents this 12 day of August, 1998.

David J. Waynick, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public, personally appeared David J. Waynick, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and seal this 12 day of August, 1998.

Notary Public

My commission expires: 1/27/2001

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $15,756.55.

Affiant

Sworn and subscribed before me this 12 day of August, 1998.

My commission expires: 1/27/2001

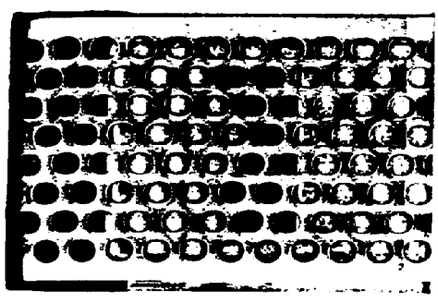
Notary Public

2241 08/26 0101 03CHECK 69.30

98 AUG 26 PM 1:50

0479860

IDENTIF. & REFERENCE



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

RECEIVED OF _____

FOR _____

BOOK 11082 PAGE 696

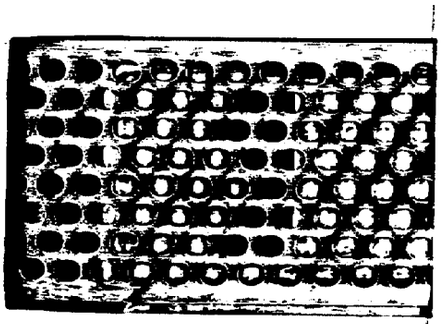
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	15756.55
CON TX	58.30
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	69.30
CHECK	69.30

08/26/98 01 13:50 0001 2241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



IDENTIF. ↑ REFERENCE 0479860

98 AUG 26 PM 1:50

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

No. 1337724