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TRUSTEE'S DEED

This instrument prepared by:
TAYLOR, PHILBIN, PIGUE,
MARCHETTI & BENNETT, PLLC
2908 Poston Avenue
Nashville, Tennessee 37203

98 SEP 15 PM 4:16
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0488232
IDENTIF. # REFERENCE

L. Gino Marchetti, Jr.,)
Successor Trustee)
)
to)
)
Tennessee TELCO Credit Union)
5110 Maryland Way, Suite 100)
Brentwood, TN 37025)

Map.No.72-7
Parcel No. 316

WHEREAS, Nikki R. Westmoreland a/k/a Nikki R. Neal a/k/a Nikki Ray Wakefield executed a deed of trust on the 10th day of June, 1994, which was recorded in Book 9379, Page 424, Register's Office for Davidson County, Tennessee, conveying to William Carriger, Trustee, the property hereinafter described to secure the payment of a promissory note referred to in said deed of trust; and

WHEREAS, L. Gino Marchetti, Jr.,was appointed Successor-Trustee, said appointment being recorded in Book 11041, Page 828, Register's Office for Davidson County, Tennessee; and

WHEREAS, default occurred in the performance of the terms of said Promissory Note and/or the Deed of Trust securing the same and the noteholder in accordance with the provisions therein declared the entire indebtedness due and payable and requested the Trustee, the GRANTOR herein, advertise and sell the property; and

WHEREAS, the sale was advertised as required by law and in accordance with the terms of the Deed of Trust, by giving twenty-one (21) days notice by three (3) successive weekly publications appearing in the Nashville Record Newspaper, a newspaper published and circulated in Davidson County, Tennessee; and pursuant to the advertisement, the sale was held at the time and place advertised, to-wit: September 15, 1998, at 9:00 a.m., at public outcry to the highest and best bidder for cash free from the statutory right of redemption, homestead, dower and all other exemptions which were expressly waived in said Deed of Trust; and

WHEREAS the GRANTEE herein, Tennessee TELCO Credit Union, being the highest and best bidder at said sale with a bid of Twenty Thousand & No/100 Dollars ($20,000.00), was duly declared the purchaser.

NOW, THEREFORE, in consideration of the premises and the further consideration of Twenty Thousand & No/100 Dollars ($20,000.00), paid by Tennessee TELCO Credit Union, the receipt of which is hereby acknowledged, I, L. Gino Marchetti, Jr., Successor-Trustee, have this day bargained and sold and by these presents do hereby transfer and convey unto Tennessee TELCO Credit Union, its successors and assigns, the following tract of land situated in Davidson County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 60 and the southwesterly part of Lot No. 59 on the Plan of the Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for said county, to which reference is made for a more complete description.

Beginning at a point in the east margin of Riverside Drive at the corner of Lots 60 and 61; thence with the line between said lots, easterly 1666.6 feet to an alley; thence with the margin of said alley, northerly 40.5 feet to a point, the corner of Lots 59 and 60; thence crossing northwesterly through Lot No. 59, 178 feet, more or less, to the southeasterly margin of Evelyn Avenue, thence with the margin of the same, southwesterly 50 feet to the easterly margin of Riverside Drive; thence with the margin of the same, southerly 97.5 feet to the point of beginning.

Being the same property conveyed to Nikki R. Westmoreland by deed of record in Book 7133, Page 448, Register's Office for Davidson County, Tennessee.

This is improved property also known as 2129 Riverside Drive, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title and interest thereunto belonging to the said (ASSIGNED INVESTOR), its successors and assigns forever as fully and completely as the Successor-Trustee can or ought to convey under the power vested in the Trustee in said Deed of Trust and his appointment as Successor-Trustee; and said Successor-Trustee, the Grantor herein, does hereby transfer and assign to (ASSIGNED INVESTOR), its successors and assigns all the warranties and covenants made in said Deed of Trust.

This conveyance is made subject to all matters shown on any applicable recorded Plan; any unpaid taxes; any restrictive covenants, easements or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; and any prior liens or encumbrances as well as any priority created by a fixture filing; and subject to any matter that an accurate survey of the premises might disclose.

IN WITNESS WHEREOF, the said L. Gino Marchetti, Jr., Successor-Trustee, has hereunto set his hand this 15th day of September 1998.

Successor-Trustee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named l. Gino Marchetti, Jr., Successor-Trustee, the 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.

WITNESS my hand and official seal at Nashville, Tennessee, this 15th day of September 1998.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires:

5-28-2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater for this transfer is $20,000.00.

Charles F. O'Reilly, Jr.
AFFIANT

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH DAY OF September 1998.

Rita P. Miller
NOTARY PUBLIC

RITA P. MILLER NOTARY PUBLIC AT LARGE DAVIDSON CO. (TN.)

My Commission Expires:

5/28/2000

1192 09/15 0101 03CHECK 89.00

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	20000.00
CON TX	74.00
PRFEE	1.00
MISC	12.00
CFEE	2.00
TOTAL	89.00
CHECK	89.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 09/15/98 01 16:16 0001 1192

0488232
IDENTIF. ↑ REFERENCE

98 SEP 15 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1346576