ADDRESS NEW OWNER:
Donna Palmer Burns, et al.
717 Howse Avenue
Madison, TN 37115

SEND TAX BILLS TO:
Same

MAP/PARCEL NOS:
Map 118-8
Parcel 103

TRUSTEE'S DEED

BOOK 11154 PAGE 955

WHEREAS, default was made in the terms, conditions and payments provided for and made in a Deed of Trust dated January 30, 1997, executed by James Thomas Duke and wife, Leona Duke to James M. Burns, Trustee, of record in book 10337, page 611, Register's Office for Davidson County, Tennessee, (the "Deed of Trust"); and

WHEREAS, James M. Burns, Trustee, caused certain real property described in the Deed of Trust (the "Property") to be advertised in accordance with the provisions of the Deed of Trust, advertising that the Property would be sold at 10:30 o'clock a.m., prevailing time on Wednesday, September 23, 1998, at the south door of the Davidson County Courthouse, to be sold to the highest and best bidder for cash, and subject to any unpaid taxes, prior liens and encumbrances of record; and

WHEREAS, by and through an agent as authorized by statute, James M. Burns, Trustee, appeared and offered said property for sale at public outcry and the highest, best and last bid received was the sum of Fifty Thousand Dollars ($50,000) by Donna Palmer Burns and Willard Edgar Palmer (hereinafter referred to as the "Grantee") and the Property was sold to the Grantees.

NOW, THEREFORE, in consideration of the premises and the sum of Fifty Thousand Dollars ($50,000) paid by the Grantees, James M. Burns, Trustee, has this day bargained and sold and, by this premise, does transfer and convey to Grantee, its successors, heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and described as follows:

DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Grandview Heights, of record in Book 161, page 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 158 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines to an alley.

Being the same property conveyed to James Thomas Duke and wife, Leona Duke, by deed from L. H. Redmon and wife Katherine F. Redmon, of record in Book 10337, page 608, Register's Office of 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 Grantees, their heirs and assigns forever. And the Trustee covenants with the Grantees that he is lawfully seized and possessed of said land in fee simple as Trustee only and, by the terms of the Deed of Trust, has a good right to 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. And the Trustee does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by or through him as Trustee, but no further or otherwise; it being the intention of the Trustee only to convey to Grantees no greater title in the subject real estate than he received as Trustee and that, as Trustee, he has the right to sell and convey.

This sale is subject to all matters shown on any applicable recorded master deed, 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 8th day of Oct. 1998.

98 OCT 13 PM 3:12
BILL GARNER REGISTER
DAVIDSON COUNTY, TN.

0499528
IDENTIF. ↑ REFERENCE

PICK-UP

JAMES M. BURNS, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 11154 PAGE 956

On this 8th day of October, 1998, before me personally appeared, JAMES M. BURNS, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes described herein.
Witness my hand and official seal, at office, this 8th day of October, 1998.

My commission expires: November 24, 2001

Teresa Ball
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT WAS PREPARED BY:
Peggy D. Mathes, Attorney at Law
One Washington Square, Suite 105
214 Second Avenue North
Nashville, TN 37201
(615) 256-4747

The actual consideration for this transfer is $ 49,500.00.

James M. Burns
AFFIANT

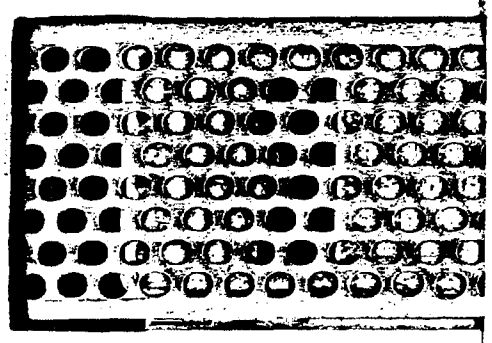
Sworn to and subscribed to before me this 8th day of September, 1998.

Teresa Ball
NOTARY PUBLIC

My Commission expires: November 24, 2001

This is improved property known as: 2414 Winford Avenue, Nashville, TN 37211.

3148 10/13 0101 03CHECK 194.15



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

RECEIVED OF _____

FOR _____

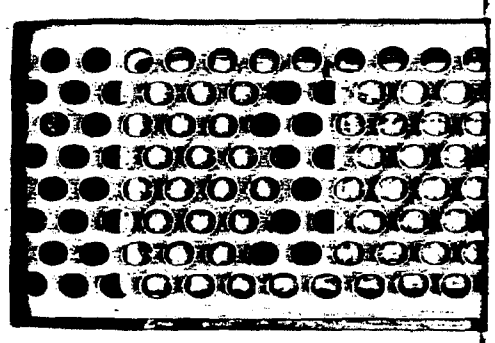
BOOK 11154 PAGE 957

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 49500.00
CON TX 183.15
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 194.15
CHECK 194.15
10/13/98 01 15:14 0001 3148

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0499528
IDENTIF. ↑ REFERENCE

98 OCT 13 PM 2
BILL GARNER REGISTER
DAVIDSON COUNTY TN.

No. 1358388