THIS INSTRUMENT PREPARED BY:

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

mail

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Spain Enterprises, LLC 1108 Battlewood Street Franklin, TN 37069	New Owner	Map 81-11 Parcel No. 396

TRUSTEE'S DEED

WHEREAS, CHARLES WILLIAM BARKSDALE, FAYE CUMMINS, ANTHONY EDMONDSON, KENNETH EDMONDSON, TERESA BARKSDALE, SUZETTE BARKSDALE and LISA JONES, by Deed of Trust (the "Deed of Trust") dated April 22, 1994, of record in Book 9324, page 969, 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"); 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 December 10, 17 and 24, 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 door of the Davidson County Courthouse in Nashville, Tennessee, at 11:00 o'clock a.m., on Monday, January 4, 1999, and SPAIN ENTERPRISES, LLC (hereinafter called "Grantee") being the highest and best bidder therefor, became the purchaser of the property for the sum of Three Thousand Dollars ($3,000.00).

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 the northerly 50 feet of Lot No. 307 on the plan of D. T. McGavock's and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 307 fronts 50 feet on the easterly side of 16th Avenue North, and extends back between parallel lines along the southerly margin of Cockrill Street, 170 feet to an alley.

Being the same property conveyed to Charles William Barksdale, Faye Cummins, Anthony Edmondson, Kenneth Edmondson, Teresa Barksdale, Suzette Barksdale and Lisa Jones by deed from Arthur C. Spain, of record in Book 9324, page 967, Register's Office for Davidson County, Tennessee.

The above description was taken directly from the deed of trust of record in Book 9324, page 969, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 1407 Cockrill Street, Nashville, Tennessee 37208.

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 Substitute Trustee's Deed on this 5th day of January, 1999.

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 5th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7/27/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Thousand Dollars ($3,000.00).

AFFIANT

Sworn to and subscribed before me this 5th day of January, 1999.

NOTARY PUBLIC

My Commission Expires: 7/27/2000

053524
IDENTIFIER ↑ REFERENCE

99 JAN -6 PM 1:50
BILL GARDNER REGISTER
DAVIDSON COUNTY, TN.

9363 01/06 0101 03CHECK 26.10

OFFICIAL RECEIPT

BILL GARRETT
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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	3000.00
CON TX	11.10
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	26.10
CHECK	26.10

01/06/99 01 13:48 0001 9363

0533524
IDENTIF. ↑ REFERENCE

99 JAN -6 PM 1:50

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1408743