THIS INSTRUMENT PREPARED BY:
William T. Hill, Attorney at Law
First American Center
315 Deaderick Street, Suite 1230
Nashville, Tennessee 37238-1230

BOOK 11630 PAGE 941

TRUSTEE'S DEED

Address New Owner and Send Tax Bills To:
Wayne Austin et ux, Karen Austin
1220 Midland Way
Lawrenceville, GA 30043

Map-Parcel Numbers:
082-03-0 196.00

WHEREAS, Default having been made in the terms and conditions of payments, pursuant to a certain Deed of Trust executed by LESLIE R. KEELING and SHEILA M. KEELING, to WILLIAM TIMOTHY HILL, Nashville, Tennessee, Trustee, on the 28th day of May, 1992 and being of record in Book 8637, page 512, Register's Office for Davidson County, Tennessee, referred to herein as the deed of trust, which conveyed certain real property, appurtenances, estate, title and interest therein in trust to secure the indebtedness described therein, which indebtedness is now due and unpaid and has been declared in default by the lawful owner thereof WAYNE AUSTIN and wife, KAREN M. AUSTIN.

WHEREAS, the Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, at Twelve o'clock Noon (12:00 P.M.), August 18, 1998, at the Davidson County Courthouse, Nashville, Tennessee, when and where WAYNE AUSTIN and wife, KAREN M. AUSTIN ("Grantee"), became the last and highest bidder at the price of Thirty-eight Thousand and No/100ths Dollars ($38,000.00).

NOW, THEREFORE, in his capacity as Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William Timothy Hill, Trustee, hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

TO HAVE AND TO HOLD the Property in as full and complete manner as the undersigned, in his capacity as Trustee, and not otherwise, has the power to convey.

William Timothy Hill, as Trustee, and not otherwise, warrants

the title to the Property to the Grantee and Grantee's heirs or successors and assigns, against the lawful claims of all persons claiming by, through or under him. The quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 19th day of August, 1998.

William Timothy Hill, as
Trustee and not otherwise

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, a Notary Public in and for said County and State, the within named William Timothy Hill, 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 contained therein.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 1998.

Vicki M. Glover
Notary Public
My commission expires: My Commission Expires MAY 26, 2002

STATE OF TENNESSEE
COUNTY OF

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00.

Affiant

Subscribed and sworn to before me this 19th day of August, 1998.

Vicki M. Glover
Notary Public

My commission expires: My Commission Expires MAY 26, 2002

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EXHIBIT A

The following described property located in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 113 on the Plan of the Benedict Land Co.'s Subdivision of the Lindsey Tract of record in Book 332, Page 40, Register's Office for said County.

Said Lot No. 113 fronts 50 feet on the easterly margin of Stockell Street and extends back between parallel lines 170 feet to an alley in the rear.

BEING THE SAME PROPERTY conveyed to Leslie R. Keeling and wife Sheila M. Keeling, by deed from Wayne Austin and wife, Karen Austin, of record in Book 8637, page 509, Register's Office for Davidson County, Tennessee.

This is improved property known as 1107 Stockell Street, Nashville, TN 37207.

The sale is subject to liens, easements, encumbrances, property tax and other matters, if any, which are prior in right to the lien of the deed of trust subject of this foreclosure.

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IDENTIF. & REFERENCE

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REGISTER
DAVIDSON CO. TN.

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11630 PAGE 944

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	38000.00
CON TX	140.60
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	155.60
CHECK	155.60

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0627608

IDENTIF. & REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1505606