FILE BOX "7" FILE NO. 36906

This Instrument Prepared By:

SATURN AND MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201

NEW OWNER

STEVEN P. JEFFORDS
P. O. Box 50586
Nashville, TN 37205

SEND TAX BILLS TO:

S A M E

Instr:200005050045349 Page: 1 OF 2
REC'D FOR REC 05/05/2000 8:33:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $138.75

TRUSTEE'S DEED

WHEREAS, on the 10th day of July, 1998, SATURN AND MAZER TITLE SERVICES, INC., was named Trustee in a Deed of Trust of even date executed by TOMMIE LEE PRICE conveying to them as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of $ 37,500.00, principal and interest at 12% % per annum on the unpaid principal balance, said Deed of Trust being recorded in Book 11023, page 153, in the Register's Office for Davidson County, Tennessee; and

WHEREAS, I, SATURN AND MAZER TITLE SERVICES, INC., Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Trustee in said Deed of Trust, advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving 30 days notice by three (3) successive publications, namely: September 9, 1999, September 16, 1999, and September 23, 1999, in The Nashville Record, a newspaper published in Davidson County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

Pursuant to said advertisement on October 12, 1999, at 12:00 P.M., at the south door of the Courthouse in Davidson County, Tennessee, I, as such Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the hereinabove mentioned equities as provided in said Deed of Trust, at which time STEVEN P. JEFFORDS submitted the highest and best bid in the amount of $ 37,500.00.

NOW THEREFORE, in consideration of the premises, I, SATURN AND MAZER TITLE SERVICES, INC., Trustee, do hereby sell, transfer and convey to STEVEN P. JEFFORDS, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

BEING Lot No. 11 on the Map showing the Subdivision of Lot No. 2 of the Thomas Woodard Subdivision, as of record in Plan Book 2, page 104, Chancery Court.

SAID Lot fronts 50 feet on the west side of 10th Avenue, North, formerly Maple Street, and runs back between parallel lines, 170 feet to the easterly margin of Owen Street.

BEING the same property conveyed to Tommie Lee Price by deed from Steven P. Jeffords of record in Book 11023, Page 150, Register's Office for Davidson County, Tennessee.

I, SATURN AND MAZER TITLE SERVICES, INC., Trustee, convey to STEVEN P. JEFFORDS, all the rights conveyed to me as said Trustee in said Deed of Trust, including such covenants and warranties as I, as such Trustee, may lawfully make, all my actions in the premises being solely as Trustee and not otherwise under the power vested in me under said Deed of Trust hereinabove referred to and not as an individual.

WITNESS my hand at Nashville, Tennessee, this 12th day of OCTOBER, 1999.

SATURN AND MAZER TITLE SERVICES, INC.

By: _____
ALAN L. SATURN - Trustee
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared ALAN L. SATURN, President, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the SATURN AND MAZER TITLE SERVICES, INC., a Tennessee Corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 12th day of OCTOBER, 1999.

NOTARY PUBLIC

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-23-2000

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 37,500.00.

Affiant

Subscribed and sworn to before me, this the 12th day of October, 1999

NOTARY PUBLIC

My Commission Expires: 9-23-2000

JANET S. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

RETURN TO:

SATURN AND MAZER TITLE SERVICES, INC.
212 Third Avenue, North
Nashville, Tennessee 37201
(615) 259-3666