"THIS INSTRUMENT PREPARED BY JOSEPH G. CUMMINGS, JR., ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238"

MAP 142-6-A
PAR. 171
m.p

Address New Owner and
Send Tax Bills To:

John W. Murphree Company
1283 Murfreesboro Road
Nashville, Tennessee 37217

BOOK 5023 PAGE 546

SUCCESSOR TRUSTEE'S DEED

WHEREAS,

1. STEPHEN L. FURMAN and wife, KAREN U. FURMAN, executed to JOHN W. MURPHREE, TRUSTEE, a certain Deed of Trust upon the property hereinafter described, the same being dated September 13, 1974, and recorded in Book 4852, page 29, Register's Office for Davidson County, Tennessee;

2. Default was made in the terms, conditions, and payments provided for in said Deed of Trust, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust gave due notice to the said STEPHEN L. FURMAN and wife, KAREN U. FURMAN, of their default and of the intention of the secured party to foreclose the lien of said Deed of Trust if the conditions of default then existing were not cured within the time allowed from the mailing of said notice;

3. The conditions of default then existing were not cured within the time allowed;

4. The undersigned, J. Greer Cummings, Jr., has been appointed as Successor Trustee in the place and stead of John W. Murphree, Trustee, said appointment being set forth in Book 5014, page 280, Register's Office for Davidson County, Tennessee;

5. The undersigned Successor Trustee, acting upon the demand of the lawful owner and holder of said indebtedness, proceeded to advertise the security for sale at foreclosure by notice duly published in THE NASHVILLE RECORD on April 13, 20 and 27, 1976, in accordance with the provisions of the Deed of Trust;

6. After due advertisement as required by law and the terms of the Deed of Trust, the undersigned Successor Trustee offered

said property as described in the Deed of Trust for sale at the front door of the Courthouse in Nashville, Davidson County, Tennessee, at 12 o'clock Noon, C.D.T., May 6, 1976, when and where John W. Murphree Company became the last and highest bidder at the price of Twenty-Six Thousand Eight Hundred Ninety-Two and 38/100 ($26,892.38) Dollars;

NOW, THEREFORE, I, J. Greer Cummings, Jr., Successor Trustee as aforesaid, in consideration of the premises and of the sum of Twenty-Six Thousand Eight Hundred Ninety-Two and 38/100 ($26,892.38) Dollars to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey to John W. Murphree Company, its successors and assigns, the property sold as aforesaid, being situated in Davidson County, Tennessee, and being more particularly described as follows:

Building 19, Unit 171, "Peppertree", Creekside Meadows Condominiums, as established by Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, as provided by Tennessee Code Annotated 64-2701 et seq., and as shown on the plat of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Also included is an unencumbered undivided one-two hundred and thirteenths (1/213ths) of all the general common elements as described in the Master Deed of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, and subject to all the terms, conditions and restrictions contained therein. Garage space 171G and the other limited common elements as provided by the Master Deed in Book 4834, page 257, and shown on the Plat of record in Book 4675, pages 128-130, Register's Office for Davidson County, Tennessee are included for the exclusive use of the Grantee.

Being part of the same property conveyed to James H. Brewer, Trustee, with full power to mortgage, transfer, sell and convey, without joinder of any beneficiary by deed from Bill C. Dotson and wife, and James H. Brewer and wife, of record in Book 4747, page 384, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to STEPHEN L. FURMAN and wife, KAREN U. FURMAN, by deed from James H. Brewer, Trustee, of record in Book 4852, page 26, Register's Office for Davidson County, Tennessee.

Said sale is subject to the following:

1. Any and all unpaid taxes.

2. All rights vested in others by virtue of the execution and recording of a Master Deed establishing a horizontal property regime of

"Peppertree," Creekside Meadows Condominiums, dated July 15, 1974, and of record in Book 4834, page 257, Register's Office for Davidson County, Tennessee, as amended in Book 4984, page 174, said Register's Office.

3. All provisions, covenants and restrictions contained in the Master Deed and the By-Laws of Creekside Meadows Association, Inc., attached to the Master Deed as Exhibit B and recorded in Book 4834, pages 257 through 312, Register's Office for Davidson County, Tennessee, the Master Deed having been amended in Book 4984, page 174, said Register's Office.

4. All terms and conditions of the charter of Creekside Meadows Association, Inc., of record in Corporate Book Volume 0-30, page 370, in the office of the Secretary of State of the State of Tennessee and recorded in Book 4836, page 610, Register's Office for Davidson County, Tennessee.

5. All easements and restrictions as set forth on the Plat of Creekside Meadows, of record in Book 4675, page 52, Register's Office for Davidson County, Tennessee, and the Plat of "Peppertree," Creekside Meadows Condominiums, of record in Book 4675, pages 128 through 130, said Register's Office.

6. Lien of unpaid assessments as provided by Article XVII of the Master Deed of "Peppertree," Creekside Meadows Association, as of record in Book 4834, pages 288 through 289, Register's Office for Davidson County, Tennessee.

7. Any other liens, encumbrances, restrictive covenants, easements or setback lines which may be applicable to said property.

TO HAVE AND TO HOLD the said property to the said John W. Murphree Company, its successors and assigns, forever, with the appurtenances, estate, title and interest thereto appertaining.

WITNESS my hand this 11 day of May, 1976.

J. Greer Cummings Jr. Successor Trustee

J. Greer Cummings, Jr.,
Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Margaret Ann Ragland, a Notary Public in and for said County and State, the within named J. Greer Cummings, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of May, 1976.

Margaret Ann Ragland
Notary Public

My Commission Expires: 1-29-78

D 48426

IDENTIFICATION REFERENCE

MAY 11 9 46 AM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 26,892.38 .

J. Greer Cummings, Jr.
Affiant

Subscribed and sworn to before me

this 11th day of May, 1976.

Margaret Ann Ragland
Notary Public

My Commission Expires: 1-29-78

MAY 11 76	CONV	26,892.38			
MAY 11 76	S'TAX		B*	69.94	
MAY 11 76	PR'FEE		B*	.50	
MAY 11 76	W'DEED		B*	8.00	* 78.44