This instrument prepared by
M. Taylor Harris, Jr., Attorney,
21st Floor, First American Center,
Nashville, Tennessee 37238

BOOK 5080 PAGE 673

SUCCESSOR TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel Numbers:
Robert J. Walker and Thomas P. Kanaday, Jr., Trustees, 18th Floor, Third National Bank Bldg. Nashville, TN 37219	Thomas P. Kanaday, Jr., Trustee, 18th Floor, Third National Bank Bldg. Nashville, TN 37219	Map 116-9 par 30 8D-73940

WHEREAS,

1. Buford Dickerson II and wife Donia Craig Dickerson executed to Vaden Lackey, Jr., Trustee, a Deed of Trust on the property hereinafter described, dated February 9, 1973, of record in Book 4680, page 412, Register's Office for Davidson County, Tennessee. Said Deed of Trust and indebtedness secured thereby was assigned by the lawful holder and owner thereof to Nashville City Bank and Trust Co. by instrument recorded at Book 5003, page 777, Register's Office for Davidson County, Tennessee, and Vaden Lackey, Jr. was removed as Trustee and the undersigned, J. Richard Chambers, was appointed Successor Trustee by instrument recorded at Book 5006, page 956, Register's Office for Davidson County, Tennessee.

2. Buford Dickerson II and wife Donia Craig Dickerson executed to James C. Dale, III, Trustee, a Deed of Trust on the property hereinafter described, being dated November 6, 1973, and of record at Book 4765, page 389, Register's Office for Davidson County, Tennessee. Said Deed of Trust and indebtedness secured thereby was assigned by the lawful owner and holder thereof to Nashville City Bank and Trust Co. by instrument recorded at Book 4995, page 821, Register's Office for Davidson County, Tennessee, and James C. Dale, III was removed as Trustee and the undersigned, J. Richard Chambers, was appointed Successor Trustee by instrument recorded at Book 4998, page 683, Register's Office for Davidson County, Tennessee.

3. Buford Dickerson II and wife Donia Craig Dickerson executed to Richard Ashworth, Trustee, a Deed of Trust on the property hereinafter described, being dated June 13, 1974, and of record at Book 4826, page 974, Register's Office for Davidson County, Tennessee. Said Deed of Trust and indebtedness secured thereby was assigned by the lawful

owner and holder thereof to Nashville City Bank and Trust Co. by instrument recorded at Book 4995, page 821, Register's Office for Davidson County, Tennessee, and Richard Ashworth was removed as Trustee and the undersigned, J. Richard Chambers, was appointed Successor Trustee by instrument recorded at Book 4998, page 683, Register's Office for Davidson County, Tennessee.

AND WHEREAS, the indebtednesses secured by the three Deeds of Trust described above became overdue and unpaid, and notice of default was duly given to Buford Dickerson II and wife Donia Craig Dickerson, as well as demand for payment in full of the entire outstanding balance of the indebtednesses secured by and referred to in the above-mentioned Deeds of Trust, and such payment was not made, and the entire indebtednesses secured by the respective Deeds of Trust was declared due and payable by the lawful owner and holder of said indebtednesses as provided in said Deeds of Trust;

AND WHEREAS, I, J. Richard Chambers, the undersigned Successor Trustee of the Deeds of Trust mentioned above, after due advertisement as required by law and as required by the terms of the said Deeds of Trust, offered said land for sale at the South (front) door of the Court House in Nashville, Davidson County, Tennessee, at 12:00 Noon, Wednesday, May 5, 1976, when and where Robert J. Walker and Thomas P. Kanaday, Jr., Trustees, became the only, last and highest bidders at the price of $65,000.00.

NOW, THEREFORE, I, J. Richard Chambers, Successor Trustee of the aforesaid Deeds of Trust, in consideration of the premises and of the sum of Sixty-Five Thousand and No/100 Dollars ($65,000.00) to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Robert J. Walker and Thomas P. Kanaday, Jr., Trustees, their successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

Lot No. 324 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 101, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Sedberry Road at the corner of Lots Nos. 324 and 325; thence with the line between said two lots eastwardly 250 feet; thence south 7° 35' west 55 feet to a concrete monument; thence south 23° 15' west 152 feet to the northerly margin of Gaylark Drive; thence with same westwardly 210 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 37.8 feet to the easterly margin of said Sedberry Road; thence with the same northwardly 126.7 feet to the beginning.

Being the same property conveyed to Buford Dickerson II, and wife, Donia Craig Dickerson, by deed from H. G. Hill Realty Company, a Tennessee corporation, of record in Book 2963, page 281, said Register's Office.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said Robert J. Walker and Thomas P. Kanaday, Jr., Trustees, their successors and assigns, in as full and complete manner as the undersigned, in his capacity as Successor Trustee as aforesaid, has the power to convey the same pursuant to the Deeds of Trust heretofore described.

THE UNDERSIGNED, J. Richard Chambers, Successor Trustee, warrants the title to the said property to the said Robert J. Walker and Thomas P. Kanaday, Jr., Trustees, against the lawful claims of all persons claiming by, through, or under him. Said property is sold, however, subject to any and all unpaid taxes, restrictive covenants, easements, setback lines applicable to said property, and any and all Federal tax liens.

J. Richard Chambers
Successor Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, M. Taylor Harris Jr., a Notary Public in and for said County and State, the within named J. Richard Chambers, 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 in Nashville, Tennessee, this 6 day of May, 1976.

M. Taylor Harris Jr.
Notary Public

My Commission Expires: May 2, 1977

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 65000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Thos P Kanaday Jr
Affiant

Sworn to and subscribed before me this 19th day of May, 1976.

Notary Public

My Commission Expires: 2-25-80

D73649

REFERENCE

OCT 22 9 20 AM '76

OCT22	CONV	65,000.00			
OCT22	STAX		6*	169.00	
OCT22	RDFEE		8*	.50	
OCT22	DEED		6*	8.00	* 177.50