BOOK 5112 PAGE 571

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
National Mortgage Company	SAME	12DA 44340
(NAME:)	(NAME:)	
4041 Knight Arnold Road		Map 72-13
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Memphis, Tennessee 38118		Par 7
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Ronald Baker and wife, Patricia J. Baker, executed a deed of trust dated October 5, 1973, which was recorded in Book 4753, page 776, Register's Office for Davidson County, Tennessee, conveying to Union Planters National Bank of Memphis, Trustee, the hereinafter described property to secure payment to National Mortgage Company, a promissory note fully described in said deed of trust; and

WHEREAS, default has occurred in the payment of said note, and pursuant to the terms and provisions of said note and said Deed of Trust, all of said indebtedness has been declared due and collectible, and National Mortgage Company, holder of said note, has demanded of the Successor Trustee, appointed by an instrument of record in Book 5103, page 540, Register's Office for Davidson County, Tennessee, the foreclosure of said Deed of Trust for the purpose of paying said note, interest and costs as therein provided.

WHEREAS, Dewey Pedigo, Jr., as Successor Trustee, pursuant to the request of the owner of said note, under and by virtue of the powers vested in him as such Successor Trustee did advertise the said real estate four consecutive weeks and more than 21 days notice, one insertion of said advertisement appearing in each of the issues on January 11, January 18, January 25 and February 1, 1977, respectively, in The Nashville Record, a newspaper published in Davidson County, Tenn.; for sale for cash in bar of the equities of redemption, dower, and homestead, and for the purpose of the payment of said note, interest and costs, and pursuant to said advertisement on February 3, 1977, at the south door of the Court House in Davidson County, Tennessee, at 12:00

This Instrument Was Prepared By

Dewey Pedigo, Jr.

Of The Law Firm Pedigo & Saydon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 11,463.18

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 1977

Notary Public

My commission expires Jan. 29, 1980

(Affix Seal)

o'clock noon, the said Dewey Pedigo, Jr., Successor 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 equities of redemption, dower and homestead, as provided in said deed of trust; when National Mortgage Company, being the highest and best bidder, became the purchaser at the price of $11,467.18, and

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I Dewey Pedigo, Jr. do hereby sell, transfer and convey as Successor Trustee, unto the said National Mortgage Company, its successors, and assigns, in bar of the equities of redemption, dower, and homestead, the following described real estate in the County of Davidson, State of Tennessee, together with all hereditaments and appurtenances appertaining to wit:

> Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Dan Leech's Subdivision, as of record in Book 1424, page 70, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.
>
> Being the same property conveyed to Ronald Baker and wife, Patricia J. Baker by deed from Associated Brokers, Inc., a Tennessee Corporation, of record in Book 4753, page 774, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD THE same unto the said National Mortgage Company, its successors and assigns, forever.

Dewey Pedigo, Jr. covenants as Successor Trustee that he has full power and lawful authority to sell and convey the said real estate as herein set out; that the deed of trust recited that the title thereto was clear, free and unencumbered as of its date; and he will forever warrant the same against the lawful claims of any and all persons holding by, through or under him, but these covenants and warranties are by him as Successor Trustee and not otherwise; and said property was sold and is hereby conveyed subject to all unpaid taxes, assessments and tax liens.

IN WITNESS WHEREOF, Dewey Pedigo, Jr., Successor Trustee, has hereunto set his hand on this 3rd day of February, 1977.

Dewey Pedigo, Jr.
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip Landau, a Notary Public in and for said County and State, the within named Dewey Pedigo, Jr., Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Successor Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3 day of February, 1977.

Phillip Landau
Notary Public

My commission expires:
Jan. 29, 1980

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IDENTIFICATION REFERENCE

FEB 4 12 20 PM '77

REGISTER
DAVIDSON CO. TENN.

FEB-47	CONV	11,467.18			
FEB-47	STAX		B*	29.90	
FEB-47	RFEE		B*	.50	
FEB-47	DEED		B*	6.00	* 36.40