File Copy

"THIS INSTRUMENT PREPARED BY CHARLES B. REASOR, JR.
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER,
NASHVILLE, TENNESSEE 37238"

BOOK 5148 PAGE 968

SUCCESSOR TRUSTEE'S DEED

Address New Owner as Follows:	Send Tax Bills To:	Map and Parcel Numbers:
NASHVILLE CITY BANK 315 Union Street Nashville, Tennessee 37201	Same	Map 61-10 Parcel 165 FB# 15D-4840

WHEREAS, GLENN N. JOHNSON and wife, JOAN WEISS JOHNSON, by Installment Deed dated January 5, 1974, transferred and conveyed unto R. C. Vardell, Trustee, the property hereinafter described, said Installment Deed being of record in Book 4782, page 462, Register's Office for Davidson County, Tennessee; and

WHEREAS, the undersigned HARVEY T. KIRKPATRICK has been appointed Successor Trustee by the lawful owner and holder of the indebtedness secured by the aforesaid Installment Deed by an instrument of record in Book 5146, page 467, Register's Office for said County; and

WHEREAS, GLENN N. JOHNSON and wife, JOAN WEISS JOHNSON, by Deed of Trust dated February 9, 1976, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 4999, page 177, Register's Office for said County; and

WHEREAS, the undersigned HARVEY T. KIRKPATRICK has been appointed Successor Trustee by the lawful owner and holder of the indebtedness secured by the aforesaid Deed of Trust by an instrument of record in Book 5146, page 470, Register's Office for said County; and

WHEREAS, the indebtednesses secured by said Installment Deed and said Deed of Trust have become overdue and unpaid, and the holder of said indebtednesses has called upon the undersigned, as Successor Trustee, to foreclose the said Installment Deed and the said Deed of Trust;

WHEREAS, the undersigned, after due advertisement as required by law and as required by the terms of said Installment Deed and said Deed of Trust, offered said property for sale at

the South Door of the Court House in Nashville, Davidson County, Tennessee, pursuant to the terms of said Installment Deed and said Deed of Trust, at 12:00 Noon, May 12, 1977, when and where Nashville City Bank became the last and highest bidder at the price of Five Thousand Five Hundred and no/100 ($5,500.00) Dollars, said bid being subject to any and all unpaid taxes and any and all restrictions, easements, setback lines, or other prior encumbrances of record.

NOW, THEREFORE, I, HARVEY T. KIRKPATRICK, Successor Trustee, as aforesaid, in consideration of the premises and the sum of Five Thousand Five Hundred and no/100 ($5,500.00) Dollars cash to me in hand paid, the receipt of which is hereby acknowledged, by these presents do hereby transfer and convey unto the said Nashville City Bank, its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> Land in Davidson County, Tennessee, being the westerly part of Lot No. 10 on the Map of Maplewood Manor, as of record in Book 547, page 102, Register's Office for said County.
>
> Said part of Lot No. 10 fronts 67.6 feet on the southerly side of Curdwood Avenue, formerly Maplewood Boulevard, and extends back 220 feet 3 inches on the westerly line and 219.9 feet, more or less, on the easterly line to a dead line, measuring 47.3 feet thereon.
>
> Being the same property conveyed to Glenn N. Johnson and wife, Joan Weiss Johnson, by deed from L. O. Hardaway and wife, Lucille Clark Hardaway, of record in Book 4782, page 462, Register's Office for said County.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said Nashville City Bank, its 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.

THE UNDERSIGNED, HARVEY T. KIRKPATRICK, Successor Trustee, warrants the title to said property to the said Nashville City Bank, its successors and assigns, 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, and any and all restrictions, easements, setback lines, or other prior encumbrances of record.

IN WITNESS WHEREOF, the undersigned, HARVEY T. KIRKPATRICK, Successor Trustee, has set his hand on this the 18th day of May, 1977.

Harvey T. Kirkpatrick
HARVEY T. KIRKPATRICK
Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Louise Hagewood, a Notary Public in and for said County and State, the within named HARVEY T. KIRKPATRICK, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 18th day of May, 1977.

Louise Hagewood
Notary Public
My Commission Expires: 6-[illegible]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $5,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Harry T. Kirkpatrick
Affiant

Subscribed and sworn to before me this 18th day of May, 1977.

Bonnie Hagan
Notary Public

My Commission Expires: 6-

BONNIE HAGAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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IDENTIF. REFERENCE

MAY 19 9 30 AM '77
FILED
REGISTER
DAVIDSON COUNTY, TENN.

MAY 19 77	CONV	*5,500.00			
MAY 19 77	S'TAX		B*	14.30	
MAY 19 77	PR'FEE		B*	.50	
MAY 19 77	W'DEED		B*	8.00	* 22.80