Please Mail
To New Owner
Address

Prepared by
E. Berry Holt Jr
415th Fl. First American Center

BOOK 5225 PAGE 880

SUCCESSOR TRUSTEE'S DEED

[ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILL TO:	MAP & PARCEL NUMBER:
[Wilmark Properties, Inc. [Box 50034 [Nashville, TN. 37205	Same	Map - 61-7-217 Parcel -

WHEREAS, PHILLIP STEPHEN NICKINS and wife, JANICE MARIE NICKINS by Installment Deed dated May 24, 1977, and by Deed of Trust dated May 24, 1977, transferred and conveyed unto ROBERT L. DOZIER, TRUSTEE, the property hereinafter described, said Installment Deed being of record in Book 5153, page 702, Register's Office for Davidson County, Tennessee, and said Deed of Trust being of record in Book 5153, page 704, said Register's Office; and

WHEREAS, said Installment Deed and said Deed of Trust by their terms secure the payment of certain promissory notes, the lawful owners of which are the Nashville City Bank And Trust Co. of Nashville, Tennessee; and

WHEREAS, under the the terms of said Installment Deed and Deed of Trust, Robert L. Dozier resigned as Trustee and the undersigned, Davis H. Carr, was appointed Successor Trustee by an instrument of record in Book 5207, page 334, Register's Office for Davidson County, Tennessee; 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 said Installment Deed and Deed of Trust; and

WHEREAS, the undersigned Successor Trustee after due advertisement as required by law and as required by the terms of the said Installment Deed and said Deed of Trust, offered the same land for sale at the Courthouse door of the Davidson County Courthouse in Nashville, Tennessee, pursuant to the terms of said Installment Deed and said Deed of Trust, at 12 o'clock noon, November 17, 1977, when and where WILMARK PROPERTIES, INC. became the last and highest bidder at the price of SEVEN HUNDRED ($700.00) DOLLARS. Said bid being

subject to any and all unpaid taxes, and Deed of Trust of record in Book 5141, page 249, Register's Office for Davidson County, Tennessee, and rerecorded in Book 5153, page 700, said Register's Office and any and all other prior liens and encumbrances of record, including but not limited to restrictions, easements and setback lines.

NOW, THEREFORE, I, Davis H. Carr, Successor Trustee in consideration of the premises and of the sum of SEVEN HUNDRED ($700.00) DOLLARS cash to me in hand paid, receipt of which is hereby acknowledged, by these presents do hereby transfer and convey unto the said Wilmark Properties, Inc., its successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described as follows:

> BEING the northeasterly part of Lot No. 43 on the Plan of I. C. McMahan's Subdivision of a part of Maplewood, as of record in Book 547, page 78, Register's Office for said County, described as follows:
>
> BEGINNING on the westerly margin of Burrus Street, formerly Richland Avenue, at the northeast corner of Lot No. 1 on the Plan of Young-Dale, of record in Book 2330, page 22, said Register's Office; thence with the northerly line of said Lot No. 1, North 88° 55' West 245 feet, more or less, to a point in the eastern boundary line of Lot No. 7 on said Plan; thence with the eastern boundary line of Lots 7 and 8 on said Plan North 1° 00' East 70 feet to the southwest corner of the Davis property; thence with said Davis' southern boundary line easterly 245 feet, more or less, to the westerly margin of Burrus Street; thence with the same South 1° 00' West 70 feet to the beginning.
>
> BEING the same property conveyed to Phillip Stephen Nickins and wife, Janice Marie Nickins, by Deed from Wilmark Properties, Inc., and recorded in Book 5153, page 702, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said land and premises, together with all the appurtenances and privileges thereto appertaining to the said WILMARK PROPERTIES, INC., its successors and assigns in as full and complete manner as the undersigned, in his capacity as Successor Trustee, has the power to convey the same.

The undersigned Davis H. Carr, Successor Trustee, warrants the title to the said property to the said Wilmark Properties, Inc., 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 Deed of Trust of record in Book 5141, page 249, Register's Office for Davidson County, Tennessee, and rerecorded in Book 5153, page 700, said Register's Office, and any and all other prior liens and encumbrances of record, including but not limited to restrictions, easements and setback lines.

IN WITNESS WHEREOF, the undersigned, Davis H. Carr, Successor Trustee, has set his hand on this 21st day of November, 1977.

E38388

TENN. REFERENCE NOV 23 11 02 AM '77

DAVIS H. CARR, Successor Trustee

CONV 21,000.00
S'TAX 54.60
PR'FEE .50
W'DEED 6.00 * 61.10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jayne V. Smithson, a Notary Public in and for said County and State, the within named Davis H. Carr, 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 office in Nashville, Tennessee, this 21st day of November, 1977.

Jayne V. Smithson
Notary Public
My Commission Expires: 4/16/80

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Twenty-One Thousand Dollars EVAN ($21,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Wilmark Properties, Inc.
Affiant

Subscribed and sworn to before me this 23 day of November, 1977.

Notary Public
My Commission Expires: 6-22-80