SUCCESSOR TRUSTEE'S DEED

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
First American National Bank of Nashville First American Center Nashville, TN 37237	SAME	Map 74-12 Parcel 15

WHEREAS, by two Deeds of Trust dated March 19, 1963, and May 6, 1974, respectively, of record in Book 3548, page 509, and Book 4814, page 791, Register's Office for Davidson County, Tennessee, Everett Ray Richardson and wife, Ruth F. Richardson, conveyed certain real property to Herschel Greer, Trustee, and William K. Beasley, Trustee, to secure the indebtedness described in the respective Deeds of Trust; and

WHEREAS, First American National Bank of Nashville, as the lawful owner and holder of said indebtedness, has removed Herschel Greer and William K. Beasley as Trustees under said Deeds of Trust and has nominated and appointed Darrel Johns as Successor Trustee, pursuant to the terms of said Deeds of Trust, which appointments of Successor Trustee are of record in Book 5211, pages 404 and 406 respectively, Register's Office for Davidson County, Tennessee; and the said Darrel Johns, Successor Trustee, is thereby vested with title to the property described in said Deeds of Trust for all purposes therein contained, and he is clothed with all the powers, duties, and obligations therein conferred upon the named Trustee; and

WHEREAS, said Deeds of Trust contained a power in the Trustee to sell the hereinafter-described property in the event of default upon the indebtedness secured thereby; and,

WHEREAS, the indebtedness described therein was not paid in accordance with its terms, but default was made thereon; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deeds of Trust, the Successor Trustee gave notice of the time and place of sale, all in accordance with said Deeds of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on October 27, 1977, and thereafter on November 3 and November 10.

WHEREAS, on the 18th day of November, 1977, at 12:00 noon at the front door of the Davidson County Courthouse in Nashville, Tennessee, being the time and place fixed in said notice, the hereinafter-described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantors of said Deed of Trust, as provided therein, and after having received a bid for Thirty-One Thousand Dollars ($31,000.00) from an agent on behalf of First American National Bank of Nashville, which bid being the last, highest, and best bid and being in hand paid, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid, I, Darrel Johns, Successor Trustee, do hereby bargain, sell, transfer, and convey unto First American National Bank of Nashville, its successors and assigns, all that certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof by reference as fully as if copies herein verbatim; and

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all right and equity of redemption and all other legal rights or exemptions of the Grantor of said Deeds of Trust.

I, Darrel Johns, as Successor Trustee, do hereby transfer, assign, and set over unto First American National Bank of Nashville, its successors and assigns, all of the covenants and warranties contained in said Deeds of Trust, and I do hereby warrant the title as fully as I am able to do as Successor Trustee, but no further or otherwise.

WITNESS my hand as Successor Trustee on this the 19th day of November, 1977.

Darrel Johns
Darrel Johns, Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforesaid County and State, personally appeared Darrel Johns, the within named bargainor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and that he, as such Successor Trustee, executed the foregoing instrument for the purposes therein contained, and that the actual consideration or value, whichever is greater, for this transfer is Thirty-One Thousand ($31,000.00) Dollars.

WITNESS my hand and offical seal at office in Nashville, Tennessee on this the 6th day of February, 1978.

R. B. Baumgartner
Notary Public

NOTARY PUBLIC R. B. BAUMGARTNER DAVIDSON COUNTY, TENN.

My Commission Expires:
8-30-78

This instrument prepared by:

BASS, BERRY & SIMS
2700 First American Center
Nashville, TN 37238

IDENTIFICATION
FEB 7 1 19 PM '78
FRANK G. CLEMENT, JR. REGISTER
DAVIDSON COUNTY, TENN.

E 49424

FEB-78	CONV	31,000.00				
FEB-78 S'TAX			B*	80.60		
FEB-78 PR'FEE			B*	.50		
FEB-78	W'DEED		B*	6.00	*	87.10

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 740 on the Plan of Hermitage Hills, Section 7, as of record in Book 3300, page 62, Register's Office for said County.

Said Lot No. 740 fronts 76.14 feet on the northerly margin of Bonnawood Drive, and runs back between lines measuring 152.7 feet on the westerly side 149.1 feet on the easterly side to a dead line in the rear, on which it measures 106.0 feet.

Being the same property conveyed to Everett Ray Richardson and wife, Ruth F. Richardson, by deed from Herman Johnson and wife, Creig M. Johnson, of record in Book 3530, page 603 said Register's Office.