This Instrument Was Prepared By

Dewey Pedigo, Jr.

Of The Law Firm Pedigo & Scandon

Stahlman Building: Nashville, Tennessee BOOK 5315 PAGE 610

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
National Mtg. Co.		75-15-307
(NAME:) 4041 Knight Arnold Rd.	(NAME:) Same	
(STREET ADDRESS OR ROUTE NUMBER) Memphis Tenn. 38118	(STREET ADDRESS)	15DA-38314
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

SUCCESSOR TRUSTEE'S DEED

WHEREAS, Tony M. Groves and wife, Glenda S. Groves executed a deed of trust dated June 25, 1976, which was recorded in Book 5040, page 164, Register's Office for Davidson County, Tennessee, conveying to Delta Title Company, 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 the 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 5215, page 469, 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 three consecutive weeks and more than 21 days notice, one insertion of said advertisement appearing in each of the issues on June 29, July 6 and July 13, 1978, respectively, in The Nashville Record, a newspaper published in Davidson County, Tennessee, 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 July 21, 1978, at the front door of the Courthouse in Davidson County, Tennessee, at 12:00 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,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,053.40

Subscribed and sworn to before me, this the 26th day of July 1978

Affiant

My commission expires: Jan 29 1980 (Affix Seal)

Notary Public

dower and homestead, as provided in said deed of trust, when National Mortgage Company became the purchaser at the price of $24,003.40.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, I, Dewey Pedigo, Jr., do hereby sell, transfer and convey as Successor Trustee, unto 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 part of Lot No. 3 on the Map showing the subdivision of the Bradford and McClure Lands, being a re-subdivision of certain lots in the Brownsville Plan as of record in Book 21, page 9, Register's Office for said County, and being more fully described as follows:
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> Beginning at an iron pin in the southeast intersection of Riverside Drive and McKinnie Avenue; thence with the margin of Riverside Drive south 43° west 150 feet to a point, being the northwest corner of the lot conveyed to Paul V. Guiles and wife, by deed from G. J. Ingraham and wife of record in Book 2346, page 3, said Register's Office; thence with the Guiles northerly line southeasterly 182 feet to a point; thence with the north 2° east 234 feet to a stake in the southerly margin of McKinnie Avenue; thence with the margin of the same southwesterly 22.7 feet to the point of beginning.
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> Being the same property conveyed to Tony M. Groves and wife, Glenda S. Groves, by deed from Larry T. Bennett and wife, Virginia M. Bennett, of record in Book 5040, page 162, said Register's Office, and by deed from Tony M. Groves and wife, Glenda S. Groves, to Shirley Ann Brooks, of record in Book 5139, page 107, 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 21st day of July, 1978.

Dewey Pedigo Jr.
SUCCESSOR TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Phillip Sandy 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 21st day of July, 1978.

Phillip Sandy
NOTARY PUBLIC

My Comm. Exp.
Jan 29 1980

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IDENTIF. REFERENCE

JUL 25 10 54 AM '78
FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

JUL25 78	CONV	24,003.40			
JUL25 78 S'TAX			B*	62.40	
JUL25 78 PR'FEE			B*	.50	
JUL25 78	W'DEED		B*	6.00	* 68.90