This instrument prepared by:
George E. Mudter, Jr., Attorney
254 Highlands Building
Brentwood, Tennessee 37027

Send Tax Bill to New Owners:
Mr. A. D. Hewlett
648 West Iris Drive
Nashville, Tennessee

Map 92-7 Parcel 133

BOOK 5396 PAGE 649

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms, and conditions, provided for in that certain Installment Deed, dated April 25, 1977, to Dewey Pedigo, Jr., Trustee, executed by George A. Bingham, as same appears of record in Book 5131, page 527, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Dewey Pedigo, Jr., as Trustee under said Installment Deed and has nominated and appointed George E. Mudter, Jr., as Successor Trustee, pursuant to the terms of said Installment Deed, which appointment of Successor Trustee is of record in Book 5385, page 131, Register's Office for Davidson County, Tennessee, and the said George E. Mudter, Jr., Sucessor Trustee, is thereby vested with title to the property described in said Installment Deed for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein contained conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instruments has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, the first insertion appearing on January 25, 1979, and subsequent insertions appearing on February 1, 1979, and February 8, 1979, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 16, 1979, at 12:00 o;clock noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above-referenced instruments, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to A. D. HEWLETT, at and for the sum of EIGHT THOUSAND AND NO/100 ($8,000.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold;

NOW, THEREFORE, in consideration of the promises and the payment by A. D. HEWLETT, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey to the said A. D. HEWLETT, his successors and assigns, in fee simple forever, the property above mentioned and now further described as being:

Land in Davidson County, Tennessee, being Lot No. 1, on the re-subdivision of the J. B. Davis Subdivision of record in Book 4885, page 102, Register's Office for said County.

Said Lot No. 1 fronts 46 feet on Herman Street and runs back between parallel lines 158 feet to a dead line at the margin of any alley which measures 46 feet.

Being the same property conveyed to George A. Bingham, by installment deed from A. D. Hewlett and wife, Frances H. Hewlett, of record in Book 5131, page 527, said Register's Office.

This is improved property known as 2123 Herman Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto A. D. HEWLETT, his successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Successor Trustee, warrants the title to the aforementioned real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Successor Trustee, has executed this instrument on the 19th day of February, 1979.

F. I. 47.95

IDENTIF. REFERENCE

FEB 20 12 07 PM '79

FEE $ ... REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

George E. Mudter, Jr.
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., the within named 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 Nashville, Tennessee, this the 19th day of February, 1979.

Notary Public

My commission Expires: 5-30-79

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, to the best of my knowledge and belief, for this transfer is $8000.00.

Affiant

Sworn to and subscribed before me, this the 19th day of February, 1979.

Notary Public

My commission expires: 5-30-79