This Instrument Prepared by:
BASS, BERRY & SIMS (LWH)
2700 First American Center
Nashville, TN 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s) as Follows:		Send Tax Bills To:		Map/Parcel Nos.
First American National Bank of Nashville	:	Same	:	Map First Bk. 4/
(Name)	:	(Name)	:	
First American Center	:		:	
	:		:	
(Address)	:	(Address)	:	
	:		:	
Nashville, TN 37237	:		:	
(City) (State) (Zone)		(City) (State) (Zone)		

WHEREAS, by Deed of Trust dated March 16, 1979, of record in Book 5408, page 304, Register's Office for Davidson County, Tennessee, John Salisbury conveyed certain real property therein described to Lonnie E. Malone, Trustee, to secure the indebtednesses described in said Deed of Trust; and

WHEREAS, First American National Bank of Nashville, the lawful holder of the aforementioned indebtedness, has removed the said Lonnie E. Malone as Trustee in said Deed of Trust and has nominated and appointed Steven C. Cavnar of Nashville, Tennessee, as Successor Trustee, in said Deed of Trust, which appointment is of record in Book 5538, page 375, Register's Office for Davidson County, Tennessee, and said Steven C. Cavnar is vested with title to said property for all the purposes of said Deed of Trust and is clothed with all the powers, duties, and obligations therein conferred upon the named Trustee; and

WHEREAS, said Deed of Trust contains a power in the Trustee or Successor Trustee to sell the hereinafter described property in the event of default upon payment of the indebtednesses secured thereby; and

WHEREAS, the indebtednesses described in said Deed of Trust has not been paid in accordance with the terms and default in the payment thereof has been declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtednesses secured by said Deed of Trust, the Successor Trustee gave notice of the time and place of sale of the real estate herein described, all in accordance with said Deed 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 December 6, 1979, and thereafter on December 13, 1979, and December 20, 1979, which notice of sale advertised the sale of the property hereinafter described for December 28, 1979, at 12:00 noon; and

WHEREAS, on December 28, 1979, at 12:00 noon at the front door of the Davidson County Courthouse in Nashville, Davidson County, 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 Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust, and claims or actions of record or pending at the time of sale in any state or federal court affecting the property or title thereof, and the Successor Trustee having received a bid of $ 15,000. from First American National Bank of Nashville, which bid was the last, highest and best bid for the said property and payment thereof by reason of credit upon the indebtedness described in the Deed of Trust hereinabove mentioned having been received by the Trustee, the receipt of all of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Steven C. Cavnar, Successor Trustee, does hereby bargain, sell, transfer and convey unto First American National Bank of Nashville, its successors and assigns, all of that certain real property in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference.

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 the said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and claims or actions of record or pending at the time of sale in any state or federal court affecting the property or title thereto.

I, Steven C. Cavnar, Successor Trustee, do hereby transfer, assign, and set over unto said First American National Bank of Nashville, its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, 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 23rd day of December, 1979.

Steven C. Cavnar, Successor Trustee

STATE OF TENNESSEE:

COUNTY OF DAVIDSON:

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Steven C. Cavnar, 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 (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and that the actual consideration or value, whichever is greater, for this transfer is $ 15,000.

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 28th day of December, 1979.

NOTARY PUBLIC

My commission expires: 1-15-83

EXHIBIT A

Being Lot No. 15 and the westerly 10 feet of Lot No. 16 on the Map of Eastmoreland Place, as of record in Book 101, page 170, Register's Office for Davidson County, Tennessee.

SAID Lot No. 15 and part of Lot No. 16 front together 60 feet on the southerly side of Lucille Avenue and extends back between parallel lines 140 feet to an alley.

Being the same property conveyed to John Salisbury by deed from Betty L. Hooper and husband, James B. Hooper, of record in Book 5401, page 871, Register's Office for Davidson County, Tennessee.

F 70736

IDENTIF. REFERENCE

JAN 4 12 02 PM '80

FILED AND RECORDED
REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5551 PAGE 216

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			[illegible]	
			[illegible]	
			.50 PRFEE	
			5.00 MTG T	
			CHECK	56.30
537401/04/80			REL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 70736

IDENTIF. REFERENCE T

JAN 4 12 02 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 734962