BOOK 5651 PAGE 542

This instrument prepared by:
Boult, Cummings, Conners & Berry,
21st Floor, First American Center,
Nashville, TN 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
NASHVILLE CITY BANK	HARVEY T. KIRKPATRICK	134-9 PARCEL #15
315 UNION STREET ←	SAME ADDRESS	
NASHVILLE, TENN. 37201		

WHEREAS, Dudley Phillip Jones, Jr. and wife, Paula J. Jones, by Deed of Trust dated May 1, 1978, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 5283, page 583, Register's Office for Davidson County, Tennessee;

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by, and the Beneficiary under, the Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title originally conveyed to and vested in the Trustee of said Deed of Trust, said Appointment of Successor Trustee being of record in Book 5635, page 115, said Register's Office;

WHEREAS, Dudley Phillip Jones, Jr., and wife Paula J. Jones, by a second Deed of Trust, dated March 25, 1980, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 5582, page 711, Register's Office for Davidson County, Tennessee; and

WHEREAS, a Successor Trustee has been appointed by the lawful owner and holder of the indebtedness secured by, and the Beneficiary under, the second Deed of Trust aforesaid, pursuant to the power and authority contained therein with all title

originally conveyed to and vested in the Trustee of said Deed of Trust, said Appointment of Successor Trustee being of record in Book 5635, page 117, said Register's Office; and

WHEREAS, the indebtednesses secured by said Deeds of Trust have become overdue and unpaid, and the lawful holder and owner of said debts has called upon the undersigned, as Successor Trustee, to foreclose said Deeds of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Deeds of Trust, offered said land for sale, pursuant to the terms of said Deeds of Trust, to the highest bidder for cash, at public outcry, free from the equity of redemption, homestead, dower and all other exemptions expressly waived pursuant to the terms of said Deeds of Trust, at 12:00 P.M. Noon, September 12, 1980, when and where NASHVILLE CITY BANK & TRUST CO., became the last and highest bidder for cash at the price of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS ($25,000.00).

NOW, THEREFORE, I, J. Thomas Trent, Jr., in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $25,000.00; to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said NASHVILLE CITY BANK & TRUST CO., ITS heirs or successors and assigns, the land sold as aforesaid, being in Davidson County, Tennessee, and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said land and premises to the said NASHVILLE CITY BANK & TRUST CO., ITS heirs or successors and assigns, free from the equity of redemption, homestead, dower and all other exemptions expressly waived in said Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, as aforesaid, has the power to convey the same.

THE UNDERSIGNED, J. Thomas Trent, Jr., as Successor Trustee, and not otherwise, warrants the title to said property to the said NASHVILLE CITY BANK & TRUST Co, 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 assessments, plus interest and penalty, if any; Restrictive covenants contained in instrument of record in Book 5098, page 743, Register's Office for Davidson County, Tennessee; Plan of record in Book 4955, page 49, said Register's Office; Deed of Trust of record in Book 5202, page 993, said Register's Office and subject to any and all other prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, the undersigned, J. Thomas Trent, Jr., in his capacity as Successor Trustee, and not otherwise, has set his signature on this 12th day of SEPTEMBER, 1980

J. Thomas Trent, Jr.
J. Thomas Trent, Jr., as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, J. Thomas Trent Jr. a Notary Public in and for said County and State, the within named J. Thomas Trent, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained as such Successor Trustee, and not otherwise.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of September 1980

Jan Marshall
Notary Public

My Commission Expires: 7-18-82

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $55,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Harry T. Kirkpatrick Jr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16 DAY OF September, 1980.

Ronnie W. Cothron
Notary Public

My Commission Expires: 10-12-82

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IDENTIF. REFERENCE

SEP 16 12 17 PM '80

FELIX Z. DELISANTI REGISTER
DAVIDSON COUNTY, TENN.

RUSH

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 77 on the Plan of Greenwood Hills, Section 4, as of record in Book 4955, page 49, Register's Office, Davidson County, Tennessee.

Said Lot 77 fronts 70 ft. on the northeasterly side of Eckhart Drive and runs back between lines 161.15 ft. on the northwesterly line and 173.10 ft. on the southeasterly line, to a line in the rear which measures 70.97 ft.

Being the same property conveyed to Dudley Phillip Jones, Jr. and wife, Paula J. Jones by deed from Colonial Homes, a partnership, consisting of Jack Williams and Steve Vandevender of record in Book 5202, page 991, as rerecorded in Book 5212, page 591, Register's Office, Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

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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

50000.00- CO
143.00 CO TX
.50 PRFEE
15.00 WDEED
CHECK 159.50-
2521A09/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

607971

IDENTIF. REFERENCE

SEP 16 12 17 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 780375