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

SUCCESSOR TRUSTEE'S DEED

BOOK 5695 PAGE 124

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| John B. Hardcastle, Trustee | SAME | 53-3 |
| 315 Union Street | | 49 |
| Nashville, Tennessee 37201 | | |

WHEREAS, William E. Keith and wife, Ruby C. Keith, by Deed of Trust dated December 4, 1979, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 5543, page 335, 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 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 5681, page 20, said Register's Office; and

WHEREAS, the indebtedness secured by said Deed of Trust has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the undersigned, as Successor Trustee, to foreclose said Deed of Trust; and

WHEREAS, the undersigned Successor Trustee, after due advertisement as required by law and as required by the terms of said Deed of Trust, offered said land for sale, pursuant to the terms of said Deed 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 Deed of Trust, at 12:00 XXXXX (Noon), December 22, , 1980, when and

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where John B. Hardcastle, Trustee, became the last and highest bidder for cash at the price of Ten Thousand, One Hundred, Forty-Nine and 90/100 Dollars, ($ 10,149.90).

NOW, THEREFORE, I, John W. Titus, in my capacity as Successor Trustee, and not otherwise, as aforesaid, in consideration of the premises and of the sum of $ 10,149.90 ; to be in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said John B. Hardcastle, Trustee, his 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 John B. Hardcastle, Trustee, his 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, John W. Titus, as Successor Trustee, and not otherwise, warrants the title to said property to the said John B. Hardcastle, Trustee, his 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, interest and penalty, if any; ~~XXXXXXXXXXXXXXXX~~ Deed of Trust of record in Book 4982, page 3, said Register's Office; ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Plan of record in Book 1424, page 67, said Register's Office. ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXXXXX~~

~~page _____, said Register's Office; (3) list any other~~

~~exceptions, and subject to~~ and any and all prior restrictions, easements, setback lines, liens of any nature, or other prior encumbrances of record.

IN WITNESS WHEREOF, the undersigned, John W. Titus, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 22nd day of December, 1980.

JOHN W. TITUS, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Jan Minshall, a Notary Public in and for said County and State, the within named John W. Titus, Successor Trustee, the 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 22nd day of December, 1980.

Notary Public

My Commission Expires: 7-18-84

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $10,149.90, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29 DAY OF December, 1980.

Ronnie W. Collins

Notary Public

My Commission Expires: 10-12-82

EXHIBIT "A"

Lot No. 105 on the Plan of Section B, Village of Old Hickory, as of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 54 feet on the easterly side of Jones Street and extends back between parallel lines 87.5 feet to a dead line in the rear.

Being the same property conveyed to William E. Keith and wife, Ruby C. Keith by deed from Billy T. Armstrong and wife, Bonnie E. Armstrong of record in Book 4982, page 1, said Register's Office.

G 2 3 5 6 9

IDENTIF. REFERENCE

DEC 29 4 11 PM '80

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

2444 12/29 41.76 CHECK

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5695 PAGE 129

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 |
|---|---|---|---|---|
| | | | 10149.90- CO | |
| | | | 26.26 CO TX | |
| | | | .50 PRFEE | |
| | | | 15.00 WDEED | |
| | | | CHECK [redacted] | |
| | | | 2444A12/29/80 BAL .00 | |

4176

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

623569

T

IDENTIF. REFERENCE

DEC 29 4 11 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 799636