Map 94-1
130 A2

BOOK 5730 PAGE 895

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

SUCCESSOR TRUSTEE'S DEED

[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[	]	]
[First Tennessee Bank N.A. Nash	]First Tennessee Bank N.A. Nash	]
[P.O. Box 3350	]P.O. Box 3350	]
[	]	]
[Nashville TN 37219	]Nashville TN 37219	]

WHEREAS, John B. Gibbs and wife, Louise Gibbs, by Deed of Trust dated June 17, 1976, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described, said Deed of Trust being of record in Book 5040, page 109, 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 5716, page 320, 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 twelve o'clock p.m., April 3, 1981, when and where FIRST TENNESSEE BANK N.A. NASHVILLE,

04/09 54.10- CHECK

5361

became the last and highest bidder for cash at the price of SIXTEEN AND NO/100 DOLLARS ——————, ($16,000.00).

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 $16,000; to be in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto the said _____ FIRST TENNESSEE BANK N.A. NASHVILLE, 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 FIRST TENNESSEE BANK N.A. NASHVILLE 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 FIRST TENNESSEE BANK N.A. NASHVILLE 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, interest and penalty, if any; and subject to any and all other prior or superior restrictions, easements, setback lines, liens, or encumbrances of any nature.

IN WITNESS WHEREOF, the undersigned J. Thomas Trent, Jr., in his capacity as Successor Trustee, and not otherwise, has set his signature on this 31st day of April, 1981.

J. Thomas Trent, Jr.

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

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Shirley Albright Fachilla, a Notary Public in and for said County and State, the within named J. Thomas Trent, Jr., 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 3rd day of April, 1981.

Shirley Albright Fachilla
Notary Public

My Commission Expires: 1-22-84

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $16,000.00 Sixteen Thousand and 00/100, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Rose C Caskey
AFFIANT
Senior Vice President Trust Officer Third National Bank N.A. Nashville

Subscribed and sworn to before me this 7 day of April, 1981.

Rose Marie Moore
Notary Public

My Commission Expires: 4-25-83

EXHIBIT "A"

Legal Description

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Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Caldwell's Subdivision of Lot No. 3 of W. H. Hobson's Subdivision, of record in Book 421, page 78, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the south side of Caldwell Street and runs back between parallel lines along the west margin of South 11th Street, 150 feet to an alley.

Being the same property conveyed to John B. Gibbs and wife, Betty Louise Gibbs, by deed from Edmond N. Knight and wife, Katherine Knight, of record in Book 3338, page 9, said Register's Office; the interest of John B. Gibbs having been conveyed by Quitclaim Deed to Betty Louise Gibbs by instrument of record in Book 5568, page 331, said Register's Office.

G3673 3

IDENTIF. REFERENCE

APR 9 11 25 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5730 PAGE 899

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

16000.00- CO
41.60 CO TX
.50 PRFEE
12.00 WDEED
CHECK 54.10-
9361A04/09/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.3.6.7-3.3

IDENTIF. REFERENCE

Apr 9 11 25 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 815889