BOOK 5752 PAGE 634

PREPARED BY: WILLIAM B. BRUCE, Attorney at Law, 1610 Parkway Towers, Nashville, Tennessee 37219.

Address New Owner:	Send Tax Bills To:	Map & Parcel No.
Eldon E. Carter, et ux	Eldon E. Carter, et ux	96-1
2615 Bluefield Avenue	3207 Toddway Court	109
Nashville, Tennessee 37214	Nashville, Tennessee 37214	

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated November 16, 1978, of record in Book 5383, page 836, Register's Office for Davidson County, Tennessee, Huey Wright and wife, Semina Wright conveyed to Edward Seddon, Trustee, the hereinafter described property to secure the payment of a promissory note therein mentioned and described; and

WHEREAS, Treba Carter, the lawful owner and holder of the aforesaid note and lien, having removed the said Edward Seddon as Trustee under said Deed of Trust and having replaced him by appointing a Successor Trustee, William B. Bruce, of record in Book 5732, page 136, Register's Office of Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the said indebtedness and in the performance of the other covenants and agreements contained in said instrument, and Treba Carter, the lawful owner and holder of said indebtedness, having declared all the unpaid principal and interest due and payable, called upon the undersigned Successor Trustee to exercise the power of sale conferred by said instrument and to sell the hereinafter described property; and

WHEREAS, the said William B. Bruce, Successor Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Tennessee, for three consecutive weeks or twenty days; and

WHEREAS, pursuant to said notice, I, the undersigned, William B. Bruce, Successor Trustee, did offer said property

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $51,000.00.

Subscribed and sworn to before me this 3rd day of June, 1981.

William B. Bruce
Affiant

My Commission Expires: 1-18-82

Notary Public

for sale at public outcry to the highest bidder for cash in hand, and in bar of the right of equity of redemption and homestead and subject to any and all unpaid taxes, on Tuesday, June 2, 1981, at 12:00 o'clock noon at the Courthouse door in Nashville, Davidson County, Tennessee; and

WHEREAS, at said sale Eldon E. Carter and wife, Treba Carter, were the highest and best bidders, the amount of their bid being in the sum of Fifty-one Thousand ($51,000.00) Dollars, which amount was paid in cash to William B. Bruce, Successor Trustee.

NOW, THEREFORE, in consideration of the premises, I, William B. Bruce, Successor Trustee, have bargained and sold and by these presents to transfer and convey unto Eldon E. Carter and wife, Treba Carter, their heirs and assigns, the following described property situated in Davidson County, Tennessee, to wit:

> BEING land in Davidson County, Tennessee, being the westerly 85 feet front and 90 feet rear of Lot No. 27 and the easterly 40 feet front and 10 feet rear of Lot No. 26, on the Map of Bluefields, of record in Book 843, page 16, Register's Office for said County, and being Lot "B" on an unrecorded re-subdivision of Lot Nos. 26 and 27 on said plan.
>
> SAID Lot "B" fronts 125 feet on the southwesterly side of Bluefield Avenue and runs back between lines, 293.4 feet on the southerly line and 302.8 feet on the northerly line, to the easterly line of Lot No. 28, on which it measures 100 feet.
>
> BEING the same property conveyed to Huey Wright and wife, Semina Wright, by deed from Founders Life Corporation, of record in Book 5328, page 899, Register's Office for said County.

This conveyance is made subject to any and all unpaid taxes which are a lien against said property at the time of the sale, and to all other restrictions, easements and encumbrances which are of record or may affect title to said premises.

TO HAVE AND TO HOLD said tract of land, together with all appurtenances, estate, title and interest thereto belonging to the said Treba Carter, her heirs and assigns, forever.

I, William B. Bruce, Successor Trustee, under said Deed of Trust, do hereby transfer, assign and convey unto the said Eldon E. Carter and wife, Treba Carter, their heirs and assigns, all of the right, title and interest in and to said property vested in me and which I have the right to transfer, in as full and ample manner

as I, as Successor Trustee under said Deed of Trust, can or should do, and subject to all restrictions, easements and encumbrances which are of record or may affect title to said premises, but no further or otherwise.

IN TESTIMONY WHEREOF, the undersigned William B. Bruce, Successor Trustee, has hereunto set his hand this 3rd day of June, 1981.

William B. Bruce

WILLIAM B. BRUCE - Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kristina E. Weeks, Notary Public, in and for said County and State, the within named William B. Bruce, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Successor Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of June, 1981.

Kristina E. Weeks

Notary Public

My Commission Expires: 4/18/82

G.4.45.27

T
IDENTIF. REFERENCE

JUN 3 9 58 AM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

51000.00- CO
132.60 CO TX
.50 PRFEE
9.00 WDEED
CHECK 142.10-
9049A06/03/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.A.4527

T
IDENTIF. REFERENCE

JUN 3 9 59 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 825220