This Instrument Prepared By:
George E. Mudter, Jr., Attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
First Tennessee Bank N.A. Memphis
P. O. Box 84
Memphis, Tennessee 38101

Map 52-5 Group_____ Parcel 140

SUCCESSOR TRUSTEE'S DEED BOOK 5816 PAGE 529

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated December 17, 1979, to Ralph E. Kelly and Thomas F. Baker, IV, Trustees, executed by Philip M. Russo, alias Phillip M. Russo, and alias Philip Michael Russo, as same appears of record in Book 5545, page 988, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Ralph E. Kelly and Thomas F. Baker, IV, as Trustees under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 5706, page 299, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on October 8, 1981, and subsequent insertions appearing on October 15, 1981, and October 22, 1981, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on October 30, 1981, at 12:10 o'clock p.m., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to First Tennessee Bank N.A. Memphis at and for the sum of Twenty-seven Thousand Five Hundred and 00/100 ($27,500.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Tennessee Bank N.A. Memphis, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey to the said First Tennessee Bank N.A. Memphis, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Being Lot No. 33 of Block "K" on the revised plan of Block K, Power & Roth Subdivision of Madison Park, of record in Book 974, page 38, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 33 of Block "K" fronts 50 feet on the south side of Yale Avenue and runs back between parallel lines 110 feet to a dead line.
>
> Being the same property conveyed to Philip M. Russo by deed from Margaret Emma Bullard the same of which is of record in Book 5545, page 985, said Register's Office.

This is improved property known as 502 Yale Avenue, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto First Tennessee Bank N.A. Memphis, its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Successor Trustee, has executed this instrument on the 6 day of November, 1981.

BOOK 5816 PAGE 530

GEORGE E. MUDTER, JR.,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6th day of November, 1981.

Sharon C. Couch
NOTARY PUBLIC

My commission expires: April 21, 1985

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $27,500.00.

Affiant

Sworn to and subscribed before me,
this 6th day of November, 1981.

Sharon C. Couch
Notary Public

My commission expires: April 21 1985

IDENTIF. REFERENCE

Nov 6 12 06 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 6 7 2 2 3

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5816 PAGE 531

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

27500.00- CO
71.50 CO TX
.50 PRFEE
6.00 WDEED
CHECK 78.00-
6962A11/06/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.67223.

IDENTIF. REFERENCE

Nov 6 12 06 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 852116