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

SUCCESSOR TRUSTEE'S DEED

BOOK 5912 PAGE 767

[Address New Owner:	]Send Tax Bills to:	] Map-Parcel Numbers]
[Nashville City Bank & Trust Co.	]Nashville City Bank & Trust Co.	] 112-35]
[315 Union Street	]315 Union Street	]
[Nashville, TN 37201	]Nashville, TN 37201	]

WHEREAS, John Randall Mays and Carolyn Marie Mays, by Deed of Trust dated September 27, 1977, transferred and conveyed unto John B. Hardcastle, Trustee, the property hereinafter described (said Deed of Trust being of record in Book 5202, page 636, 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, said Deed of Trust, pursuant to the power and authority contained therein (said Appointment of Successor Trustee being of record in Book 5882, page 954, 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 Successor Trustee to foreclose said Deed of Trust; and

WHEREAS, the 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 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 (noon), July 15, 1982, at the Davidson County Courthouse, Nashville, Tennessee when and where Nashville City Bank & Trust Co. (hereinafter "Grantee"), became the last and highest bidder for cash at the

price of Four Thousand Five Hundred and no/100 Dollars ,
($ 4,500.00).

NOW, THEREFORE, John E. Murdock III, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby conveys unto the said Grantee and the Grantee's heirs or successors and assigns, the land sold as aforesaid, said land being more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD said land 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, has the power to convey the same.

John E. Murdock III, as Successor Trustee, and not otherwise, warrants the title to said property to the said Grantee and Grantee's heirs or 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; an easement for the right-of-way of the Old Charlotte Road lying within the boundaries of the premises; and subject to any and all other prior or superior restrictions, easements, setback lines, liens, or encumbrances of any nature.

Whenever used herein, the term "Grantee" shall include the plural.

IN WITNESS WHEREOF, John E. Murdock III, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 15th day of July, 1982.

John E. Murdock III, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Vera D Thomas, a Notary Public in and for said County and State, the within named John E Murdock III, 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 15th day of July, 1982.

Vera D. Thomas
Notary Public

VERA D. THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires 1/18/85

(Commission transferred to Davidson County from Washington County, Tennessee, effective 1/18/82).

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 4,500 00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Nashville City Bank
by Harry T. Kurtz Asst V P
AFFIANT

Subscribed and sworn to before me this 20th day of July, 1982.

RUSH

B. Edwards - Dep. Reg.
~~Notary Public~~

~~My Commission Expires~~:_____

H 0 0 3 7 5

T.
IDENTIF. REFERENCE

JUL 20 8 33 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

LAND in the 9th Civil District of Davidson County, Tennessee, on the north side of Old Charlotte Road, described as follows:

BEGINNING at a steel pin in the center of Old Charlotte Road, the same being the westerly corner of the David S. Fergueson, Jr. Home tract and the intersection of Longview Drive; thence with the same, the center of Longview Drive, north 32 deg. west 311 feet to a steel pin, the same being the southeast corner of the Perry A. Ragan Tract; thence with Ragan's line, south 47 deg. west 440 feet to a steel pin; thence west 36 deg. north 481 feet to a steel pin; thence south 86 deg. west 100 feet to a steel pin; thence south 88 deg. west 100 feet to a steel pin; thence south 86 deg. west 100 feet to a steel pin; thence south 81 deg. west 100 feet to a steel pin in the walkup and Butler easterly line; thence with said line, south 3.5 deg. west 510 feet to a steel pin in the Tom Newsom line; thence south 88 deg. east 820 feet to a steel pin in the center of Old Charlotte Road; thence with the center of said Road, easterly 569 feet to the point of beginning, containing 12.11 acres, more or less.

BEING the same property conveyed to John Randall Mays and wife, Caroline Marie Mays, by deed from Robert E. Holmes et ux as of record in Book 5202, page 634, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5912 PAGE 771

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
			4500.00- CO	
			11.70 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	24.20-
			8742A07/20/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O.C. 0375

IDENTIF. REFERENCE

JUL 20 8 33 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 892257