This Instrument Prepared By:
BASS, BERRY & SIMS (SLF)
2700 First American Center
Nashville, Tennessee 37238

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SUCCESSOR TRUSTEE'S DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
First American Bank of Nashville, N.A. First American Center Nashville, TN 37237	SAME	131-3C-232

WHEREAS, by Deed of Trust dated November 3, 1978, of record in Book 5360, page 493, Register's Office for Davidson County, Tennessee, Harry L. Eddas and wife, Corrine M. Eddas conveyed certain real property therein described to William N. Dearborn Trustee, to secure the indebtedness described in said Deed of Trust; and

WHEREAS, said Deed of Trust was assigned, transferred and set over unto First American Bank of Nashville, N.A. from Commerce Union Bank in the Assignment of Deed of Trust, of record in Book 5609, page 599, Register's Office for Davidson County, Tennessee; and

WHEREAS, by instrument dated April 7, 1982, Keith B. Simmons was appointed Successor Trustee to serve in the place and stead of William N. Dearborn, Trustee, pursuant to the aforementioned Deed of Trust, said Appointment of Successor Trustee being recorded in Register's Office for Davidson County, Tennessee, in Book 5870, page 786; and

WHEREAS, said Deed of Trust contains a power in the Successor Trustee to sell the hereinafter-described property in the event of default upon the indebtedness secured thereby; and

WHEREAS, the indebtedness described in said Deed of Trust was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the indebtedness secured by said Deed of Trust, the Successor Trustee gave notice of the time and place of sale, all in accordance with said Deed of Trust, by publishing an advertisement for three consecutive weeks in The Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on June 24, 1982, and thereafter on July 1, 1982 and July 8, 1982, which notice of sale advertised the sale of the property hereinafter described for July 16, 1982 at 12:00 Noon; and

WHEREAS, on July 16, 1982, at 12:00 Noon at the front (south) door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the hereinafter-described property was offered for sale at public outcry, cash in hand and in bar of the equity of redemption and all other legal rights of the Grantor of said Deed of Trust, as provided therein, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust, and the Successor Trustee having received a bid of Eighty Thousand and No/100 Dollars ($80,000.00), from an agent of the lawful owner and holder

of the indebtedness described in the said Deed of Trust, which bid was the last, highest and best bid and payment thereof by reason of a credit upon the indebtedness described in said Deed of Trust having been received, the receipt of all of which is hereby acknowledged;

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NOW, THEREFORE, in consideration of the premises and of the sum bid and paid as herein provided, Keith B. Simmons, Successor Trustee, does hereby bargain, sell, transfer and convey unto First American Bank of Nashville, N.A., its successors and assigns, all of that certain real property in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, together with all hereditaments, easements, appurtenances, and improvements thereunto belonging, in fee simple, forever, free from all rights or exemptions of the Grantor of said Deed of Trust, subject only to liens, easements, encumbrances and other matters which are prior in right to the lien of the aforesaid Deed of Trust and expressly subject to matters of record on the plan of record in Book 5210, page 73, said Register's Office and restrictions of record in Book 4628, page 473, said Register's Office.

I, KEITH B. SIMMONS, as Successor Trustee, do thereby transfer, assign and set over unto said First American Bank of Nashville, N.A., its successors and assigns, all of the covenants and warranties contained in said Deed of Trust, subject only to the matters herein expressly reserved, and I do hereby warrant the title as fully as I am able to do as Successor Trustee, but no further or otherwise.

WITNESS my hand as Successor Trustee on this the 21st day of July, 1982.

H00959
IDENTIF. REFERENCE
Jul 23 11 04 AM '82
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

PUSH

Keith B. Simmons
KEITH B. SIMMONS
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared KEITH B. SIMMONS, the within-named baraginor, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and that he, as such Successor Trustee, executed the forgoing instrument (Successor Trustee's Deed) for the purposes therein contained, and that the actual consideration or value, whichever is greater, for this transfer is Eighty Thousand and No/100 Dollars ($80,000.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this the 21st day of July, 1982.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Judith K. Temple
Notary Public

My Commission Expires:

4-22-84

OFFICIAL RECEIPT

EXHIBIT A

Land in Davidson County, Tennessee, being Building Site 232, on the Plan of Arden Place, Section IX, of record in Book 5210, page 73, Register's Office for said County, to which plan reference is here made for a more particular description.

Being the same property conveyed to Harry L. Eddas and wife, Corrine M. Eddas, by deed from Sheridan Construction Company, a Tennessee corporation, of record in Book 5369, page 490, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

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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
			80000.00-	CO
			208.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	217.50-
9509A	07/23/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 00959

IDENTIF. REFERENCE

JUL 23 11 84 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 892997