This instrument prepared by:
Julian L: Bibb
FARRIS, WARFIELD & KANADAY
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

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Address New Owner(s) as Follows:

Third National Bank in Nashville
201 Fourth Avenue, North
Nashville, Tennessee 37244

Send Tax Bills To:

Same

Map Parcel No.:

92-16-349

Field Book No.

10W-6190

TRUSTEE'S DEED

This instrument made and entered into on this the 2nd day of May, 1983, by and between Julian L. Bibb, Trustee, hereinafter called "Trustee" and Third National Bank in Nashville, hereinafter called "Buyer"; and

WHEREAS, by Deed of Trust dated the 31st day of July, 1981, of record in Book 5777, page 931, Register's Office for Davidson County, Tennessee, and subject to an Extension Agreement of record in Book 5834, page 987, an Agreement in Book 5834, page 995, Book 5894, page 325, and Book 5900, page 109, said Register's Office, Alvin W. Terrell & Son, Inc. conveyed to Julian L. Bibb, Trustee, the hereinafter described real estate, to secure payment to Third National Bank in Nashville of a certain Note described in said Deed of Trust; and

WHEREAS, the indebtedness secured by said Deed of Trust became overdue and unpaid, and other conditions of default occurred, by reason of which the lawful owner and holder of the indebtedness secured by said Deed of Trust declared the Deed of Trust and Note to be in default, and proper notice was given of such default to Alvin W. Terrell & Son, Inc., in the manner required by the terms of said Deed of Trust, and following such notice the default was not cured; and

WHEREAS, the lawful holder of the Note secured by the Deed of Trust directed the Trustee to sell the property held as security under the Deed of Trust as provided therein, and the Trustee caused notice to be published in The Nashville Record that the property would be sold at 12:00 o'clock noon on April 29, 1983, at the south (front) door of the Courthouse in Davidson County, Tennessee, such advertisement appearing in said paper on April 7, April 14, April 21 and April 28, 1983, and sent a copy of such notice to Alvin W. Terrell & Son, Inc. and following such notice the default was not cured; and

26150

WHEREAS, the Trustee at the time, place and date specified in said notices offered the property for sale, and after opening the floor for competitive bids, sold said property to Buyer, at the price of Seventy-Five Thousand and 00/100 Dollars ($75,000.00), this being the highest, last and best bid.

NOW, THEREFORE, I, Julian L. Bibb, Trustee as aforesaid, in consideration of the premises and the sum of Seventy-Five Thousand and 00/100 Dollars ($75,000.00), to me in hand paid, the receipt of which is hereby acknowledged, by these presents do transfer and convey unto Buyer, its heirs, successors and assigns, all of my right, title and interest in and to the following described real estate and improvements located thereon, but no further or otherwise, located in Davidson County, Tennessee, and more particularly described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 127 on the Map of O. B. Hayes Plan of Small Lots, of record in Plan Book 1, page 69, of the Chancery Court at Nashville.
>
> Said Lot fronts 50 feet on the easterly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet, more or less, to an alley.
>
> Being the same property conveyed to Alvin W. Terrell & Son, Inc. by deed from Essie Rich Vickers, of record in Book 5698, page 856, Register's Office for Davidson County, Tennessee.

To have and to hold the aforesaid real estate, together with all improvements thereon, unto Buyer, its heirs, successors and assigns, in fee simple forever, and in bar of all right or equity of redemption and Julian L. Bibb, as Trustee, does hereby transfer, assign and set over to the Buyer all of the covenants and warranties contained in the aforesaid Deed of Trust and does hereby warrant the title as fully as he is authorized to do as Trustee, but not further or otherwise.

Said sale is subject to certain easements, restrictions, liens, taxes, etc., including, but not limited to the following:

(1) Any and all unpaid taxes.

(2) Any mechanics' and materialmen's liens, filed or unfiled.

(3) Title to that portion of the premises lying within the bounds of any roads, streets, or highways.

(4) Such easements and restrictions as may be applicable.

(5) Any other liens, defects, encumbrances, adverse claims or other matters which take prior over the Deed of Trust under which said foreclosure was held or which affect the land herein conveyed.

(6) Any rights of redemption or otherwise held by the Internal Revenue Service or the State of Tennessee.

(7) Rights or claims of parties in possession.

(8) Encroachments, overlaps, boundary line disputes or other matters which would be shown by an accurate survey or inspection of the premises.

WITNESS the signature of the Trustee on this the day and date first above written.

Julian L. Bibb, Trustee

Julian L. Bibb, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Celia E. Bowie, a Notary Public of the State and County aforesaid, personally appeared Julian L. Bibb, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Trustee, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of May, 1983.

Celia E. Bowie
Notary Public

My commission expires: 7-27-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value whichever is greater, for this transfer is Seventy-Five Thousand and 00/100 Dollars ($75,000.00).

Julian L. Bill, Trustee
Affiant

Subscribed and sworn to before me this the 2 day of May, 1983.

Celia B. Lewis
Notary Public

My commission expires: 7-27-86

RUSH

H 4 5 6 8 3

IDENTIF. REFERENCE

MAY 3 3 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

JLB/5-3-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

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FOR_____

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
			75000.00- CO 195.00 CO TX .50 PRFEE 12.00 MDEED CHECK 207.50- 485|A05/03/83 BAL .00	Total 207.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 5 6 8 3

IDENTIF. REFERENCE

MAY 3 3 34 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946435