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

SUCCESSOR TRUSTEE'S DEED

CHECK - 103 $0

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Elwood G. Gerber and Elsie	H. Gerber	81-2 183
2401 N.E. 31ST Court	- SAME -	
Lighthouse Point		
Pompano Beach, Florida		

WHEREAS, Bobby R. Smith, by Installment Deed dated January 28, 1977, transferred and conveyed unto James I. Vance Berry, Trustee, the property hereinafter described (said Installment Deed being of record in Book 5110, page 964, 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 Installment Deed, pursuant to the power and authority contained therein (said Appointment of Successor Trustee being of record in Book 6003, page 91, said Register's Office); and

WHEREAS, the indebtedness secured by said Installment Deed has become overdue and unpaid, and the lawful holder and owner of said debt has called upon the Successor Trustee to foreclose said Installment Deed; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of said Installment Deed, 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 Installment Deed, at twelve o'clock (noon), March 4, 1983, at the Davidson County Courthouse, Nashville, Tennessee when and where Elwood G. Gerber and wife, Elsie H. Gerber (hereinafter

"Grantee"), became the last and highest bidder for cash at the price of thirty-five thousand and No/100 dollars, ($35,000.00).

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 Installment Deed, 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; subject to easement for water main; subject to easement in favor of the Health Department of Davidson County, as set out in Minute Book 162, page 499, Part I of Chancery Court of Nashville; 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 4th day of March, 1983.

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

IDENTIF. REFERENCE
JUN 28 2 56 PM '83
FELIX Z. WILSON T.L. REGISTER
DAVIDSON COUNTY, TN.
H 5 6 7 0 1

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, [illegible] 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 4th day of March, 1983.

Notary Public

My Commission Expires: 7/30/85

(Commission transferred to Davidson County [illegible] County, Tennessee, effective [illegible])

DELIA J. THOMAS NOTARY PUBLIC DAVIDSON COUNTY, TN

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 35,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Subscribed and sworn to before me this 4th day of March, 1983.

Notary Public

My Commission Expires: 7-22-85

GWEN THOMPSON KESSLER NOTARY PUBLIC DUSKEY, TEXAS

EXHIBIT "A"

A small tract of land in the 8th Civil District of Davidson County, Tennessee, known as part of Tract I on the Map of a Subdivision of the Lands of G.W. Ankerbauer Estate, as divided in Chancery Court under Rule No. 65611, and described according to a copy of a survey thereof made June 14, 1952, by Ralph W.C. Lambert, Surveyor, as follows:

Beginning at the northwest intersection of 26th Avenue North and U.S. Highway 41-W, as now widened and located, thence with the margin of said highway north 59° 29" west 150 feet to an iron pin; thence north 3° 05" east 150 feet to an iron pin; thence 59° 29" east 150 feet to the westerly margin of 26th Avenue North; thence with the margin of said Avenue south 3° 05" west 150 feet to the beginning.

Being the same property conveyed to Bobby R. Smith by Installment Deed from Elwood G. Gerber and wife, Elsie H. Gerber, as of record in Book 5110, page 964, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6083 PAGE 762

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

CO. - 35,000.00
CO.TX - 91.00
PR. - .50
REC. - 12.00

CHECK - 103.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 6 7 0 1:

IDENTIF. REFERENCE

JUN 20 2 58 PM '03

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 959331