map 134-
P. 28
KD

This instrument prepared by Robin Courtney, Attorney, Columbia, Tennessee.

Mail

SUCCESSOR TRUSTEE'S DEED

WHEREAS, on the 31st day of January, 1982, ROBERT HILL ADKERSON and wife, SANDRA GAIL ADKERSON, by Deed of Trust of record in Book 5851, Page 135, of the Register's Office of Davidson County, Tennessee, conveyed to O'Neill D. Moore, Trustee, the property hereinafter described to secure the payment of a note dated January 31, 1982, in the sum of $28,000.00;

WHEREAS, First Farmers and Merchants National Bank of Columbia, the lawful holder and owner of said indebtedness, as provided in said Deed of Trust, has appointed Robin Courtney, as Successor Trustee by instrument which appears of record in Book 6147, Page 732, of said Register's Office; and

WHEREAS, default was made in the payment of the note secured by said Deed of Trust and the holder of the note made demand upon the Successor Trustee to foreclose the lien of said Deed of Trust; and

WHEREAS, thereafter and in conformity with the provisions of said Deed of Trust said Successor Trustee duly advertised said property for three (3) consecutive weeks in The Nashville Record of Nashville, Tennessee, to-wit: October 6, 13, and 20, 1983, in which publication notices the undersigned gave notice that on Friday, October 28, 1983, at 11:00 a.m., he would sell said property at the South Door of the Courthouse in Nashville, Tennessee, to the highest bidder for cash free from the equity of redemption, homestead, dower and all other exemptions, and at the time and place and upon the terms set out in said publication notices, he attended said sale in person and offered said property for sale, when the same was struck off and sold to the FIRST FARMERS & MERCHANTS NATIONAL BANK OF COLUMBIA, its successors and assigns, for the sum of Twenty-Four Thousand Five Hundred Dollars ($24,500.00) the same being the highest, last and best bid received for said property.

412 11/04 73.20- CHECK

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, and payment of said sum, I, the undersigned ROBIN COURTNEY, Successor Trustee, have bargained and sold and do by these presents transfer and convey unto the said FIRST FARMERS AND MERCHANTS NATIONAL BANK OF COLUMBIA, its successors and assigns, the following described tract or parcel of land lying and being in the Second Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being a certain tract or parcel of real property in the Second Civil District of Davidson County, Tennessee, depicted as Lot 2 on a Boundary Survey & Tract Division of the Robert Hill Adkerson, et ux, property, dated April 28, 1981, by McConnell Engineering, Nashville, Tennessee, and more particularly described as follows:

BEGINNING at a point on Ezell Road, said point being South 88 degress 45 minutes East, 128.35 feet from an iron pin in the southerly margin of Ezell Road at the northwesterly corner of the property conveyed to Robert Hill Adkerson and wife, Sandra Gail Adkerson, by deed from Drucie Davis Hill, as of record in Book 5724, Page 798, Register's Office for said County; thence with the southerly margin of the Ezell Road South 88 degrees 45 minutes East, 76.52 feet to a point; thence with the common boundary of the property herein described and Lot 3 on said Survey, South 1 degree 15 minutes West 218.14 feet to a point; thence North 85 degrees 21 minutes 35 seconds West 76.65 feet to a point; thence with the common boundary of Lot 1 of said Survey North 1 degree 15 minutes East 213.61 feet to the point of beginning and containing 0.40 acres, according to said Survey.

The address of this property is 638 Old Ezell Road, Nashville, Tennessee.

Being a part of the same property conveyed to Robert Hill Adkerson, and wife, Sandra Gail Adkerson, by deed from Drucie Davis Hill, as of record in Book 5724, Page 798, Register's Office of Davidson County, Tennesseee.

TO HAVE AND TO HOLD said land, together with all rights, titles, interests, easements, hereditaments and appurtenances thereunto belonging and pertaining to the said FIRST FARMERS AND MERCHANTS NATIONAL BANK OF COLUMBIA, its successors and assigns, and I, the said Robin Courtney, Successor Trustee, covenant with said purchaser, that I have a good and lawful right to convey the same, subject to any and all subdivision restrictions, building setback lines and utility easements pertaining to said property, and as such Successor Trustee, I further assign and set over to said purchaser all covenants and

warranties in said Deed of Trust as fully and amply as I am authorized so to do as Successor Trustee, but not further, this this deed being executed by me in my official capacity and in order to foreclose the said Deed of Trust, and for no other purpose.

IN WITNESS WHEREOF, I have hereunto set my hand to this instrument this 2nd day of November, 1983.

ROBIN COURTNEY,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public in and for the above County and State, the within named Robin Courtney, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained.

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

NOTARY PUBLIC

My Commission Expires:

July 22, 1986

STATE OF TENNESSEE, MAURY COUNTY

I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is $ 24,500

Affiant

Subscribed and sworn before me this 2nd day of Nov. 1983

NOTARY PUBLIC

My Commission Expires: July 22, 1986

The name and address of the person or agency responsible for payment of real property taxes on the property described herein:

First Farmers & Merchants Bank
P.O. Box 1148
Columbia, TN 38402

H 8 4 5 2 5

IDENTIF. REFERENCE

Nov 4 2 05 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6170 PAGE 273

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

24500.00- CAMT.
63.70 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 73.20-
0412A11/04/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 8 4 5 2 5

IDENTIFICATION REFERENCE

NOV 4 2 05 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 991313