File 10

This instrument prepared by:
Boult, Cummings, Conners & Berry,
222 Third Avenue, North
Nashville, Tennessee 37201

SUCCESSOR TRUSTEE'S DEED BOOK 6226 PAGE 412

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Allen T. Sullivan, Trustee 170 4th Avenue North Nashville, TN 37219	Same	94-058 (3DZ 795) 94-0 151 (3DZ 833)

WHEREAS, Tommy Todd, Trustee, by Deed of Trust dated December 9, 1980, transferred and conveyed to John B. Hardcastle, Trustee, the property hereinafter described (said Deed of Trust being of record in Book 5688, page 447, 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 6210, page 375, 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 as they are expressly waived in said Deed of Trust, at twelve o'clock (noon), February 2, 1984, at the Davidson County Courthouse, Nashville, Tennessee when and where Allen T. Sullivan, Trustee with full power to convey or encumber without the joinder of any beneficiary (hereinafter "Grantee"), became the last and highest bidder for cash at the price of One Hundred Fifty-Five Thousand and No/100 Dollars ($155,000.00).

NOW, THEREFORE, B. Anthony Saunders, 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 to the said Grantee and the Grantee's heirs or successors and assigns, the land sold as aforesaid, said land being more particularly described as follows:

> BEGINNING at a point in the northerly margin of the New Lebanon Pike known as U.S. Highway No. 70, being the southwest corner of this tract and a point in the east line of what was formerly M.R. Howard's land; thence with the northerly line of the New Lebanon Pike in a southeasterly direction 93.7 feet to a right-of-way marker; continuing with said road in the same direction 137 feet to an iron pin, the northerly margin of the New Lebanon Pike at the intersection of the center line of the Old Lebanon Pike, thence with the center line of the Old Lebanon Pike North 82 deg. 5 min. east 341.6 feet to a point; the intersection of the center line of said Old Lebanon Pike and northerly line of the New Lebanon Pike; thence with the northerly margin of the New Lebanon Pike in a northerly and westerly direction around a curve 333 feet to a right-of-way marker; thence southeastwardly 5 feet to a point, continuing with the margin of the New Lebanon Pike in a northeasterly direction 54.3 feet to an iron pin; thence leaving said Pike North 85 deg. 41 min. west 818 feet to a post and stake; thence South 0 deg. 10 min. west 293 feet to the point of beginning, containing 5.26 acres.
>
> BEING the same property conveyed to Tommy Todd, Trustee, by deed from William D. Castleman, Trustee, of record in Book 5663, page 864, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to William D. Castleman, Trustee, by deed from Andrew Jackson Post 1291, Veterans of Foreign Wars of the U.S.A., of record in Book 4644, page 457, said Register's Office.
>
> The street address of this property is: Lebanon Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said land 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.

B. Anthony Saunders, as Successor Trustee, and not otherwise, warrants the title to said property to the 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, without any other warranty as to the quantity or quality thereof, and expressly subject to the following:

1. Any and all unpaid taxes and assessments, plus interest and penalty, if any.

2. Right-of-Way Deed for highway purposes including a temporary construction easement and drainage facility easement of record in Book 5279, page 945, Register's Office for Davidson County, Tennessee.

3. Any and all other prior restrictions, encumbrances, or liens of any nature.

Words used herein indicating number or gender shall be read as context may require.

Dated this 2nd day of February, 1984.

B. Anthony Saunders, as Successor Trustee, and not otherwise

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John E. Murdock III, a Notary Public in and for said County and State, the within named B. Anthony Saunders, Successor Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2d day of February, 1984.

J.E. Murdock III
Notary Public

My Commission Expires: 10/20/85

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $155,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

Cynthia K Boswell
AFFIANT

Subscribed and sworn to before me this 2nd day of February, 1984.

Notary Public

My Commission Expires: 7-18-87

02/03 415 1.50-1.5[illegible] CHECK 3

IDENTIF. REFERENCE

FEB 3 1 52 PM '84

FELIX ... REGISTER
DAVIDSON COUNTY, TN

997

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

RECEIVED OF _____

FOR _____

BOOK 6226 PAGE 416

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
			155000.00-	CAMT.
			403.00	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 415.50-
0997A02/03/84				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 1 5 1 3

IDENTIF. REFERENCE

FEB 3 1 53 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 11276