OFFICIAL RECORD

This Instrument Prepared By:
George E. Mudter, Jr., Attorney
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
First Tennessee Bank N. A. Memphis
P. O. Box 474
Memphis, Tennessee 38101

BOX 38

Map 162-2 Parcel 114 Field Book No. 5DU-51604

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated July 22, 1980, to Thomas F. Baker, IV and Ralph E. Kelly, Trustees, executed by Wilburn A. Winnett, as same appears of record in Book 5628, page 310, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Thomas F. Baker, IV and Ralph E. Kelly, as Trustees under said Deed of Trust and has nominated and appointed George E. Mudter, Jr., as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 6196, page 73, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said George E. Mudter, Jr., Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and he is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on January 26, 1984, and subsequent insertions appearing on February 2, 1984, and February 9, 1984, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on February 22, 1984, at 12:00 o'clock Noon, being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to First Tennessee Bank N. A. Memphis at and for the sum of Fifty-two Thousand Six Hundred Five and No/100 ($52,605.00) DOLLARS, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Successor Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by First Tennesee Bank N. A. Memphis, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, George E. Mudter, Jr., as Successor Trustee, does hereby grant, bargain, sell and convey to the said First Tennesee Bank N. A. Memphis, its successors and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson, and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 174 on the Plan of Colewood Acres, Section 2, of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Shirley J. Schreyer by deed from Wilburn A. Winnett of record in Book 5804, page 258, Register's Office for Davidson County, Tennessee.

This is improved property known as 228 Coleridge Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto First Tennesee Bank N. A. Memphis, its successors and assigns, in fee simple forever, to whom the said George E. Mudter, Jr., Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, George E. Mudter, Jr., as Successor Trustee, has executed this instrument on the 22 day of February, 1984.

GEORGE E. MUDTER, JR.,
SUCCESSOR TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George E. Mudter, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 22 day of February, 1984.

Jean Patterson
NOTARY PUBLIC

My commission expires: 10-20-85

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $52,605.00.

Affiant

Sworn to and subscribed before me,
this 22nd day of February, 1984.

Jean Patterson
Notary Public

My commission expires: 10-20-85

10490 4

IDENTIF. REFERENCE

FEB 24 1 25 PM '84

FEE $ REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6236 PAGE 483

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
			52605.00- CAMT.	
			136.76 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 143.26-	
			5401A02/24/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I D 4 9 0 4.

IDENTIF. REFERENCE

FEB 24 1 25 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 15538