File

DP2:WWDLI00047 12/31/84
This Instrument Prepared By:
BASS, BERRY & SIMS (WWD)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED

Address New Owner(s)	Send Tax Bills To:	Map and Parcel:
Simmons First National Bank of Pine Bluff Pine Bluff, Arkansas 71611	Same	18W15780 84-1-100

WHEREAS, by Tennessee Deed of Trust dated November 16, 1983, of record in Book 6178, page 974, Register's Office for Davidson County, Tennessee by which James P. Moore and wife, Sandra J. Moore, conveyed certain real estate in trust to Tim N. Taylor, Trustee, to secure payment of the indebtedness therein described, and

WHEREAS, Wallace W. Dietz was appointed Successor Trustee on September 17, 1984, to serve in the place and stead of Tim N. Taylor, Trustee, under the Deed of Trust, said appointment being recorded in the Register's Office for Davidson County, Tennessee, in Book 6434, page 275, and

WHEREAS, the Deed of Trust contains powers in the Trustee and his successors in trust to sell the Property in the event of a default in connection with the indebtedness(es) secured thereby; and

WHEREAS, the Indebtedness was not paid in accordance with its terms, and default in the payment thereof was declared; and

WHEREAS, at the request of the lawful owner and holder of the Indebtedness, the Trustee gave notice of the time and place of sale, all in accordance with the Deed of Trust and the laws of the State of Tennessee, by publishing an advertisement for twenty consecutive days in the Nashville Record, a newspaper published in Davidson County, Tennessee, said notice being first published on December 6, 1984, and thereafter published on December 13, 1984 and December 20, 1984, with said notice of sale advertising the sale to be held on December 28, 1984 at 12:00 Noon; and

WHEREAS, said notice of sale contained a description of the property to be sold, said description of the property attached as Exhibit A hereto and incorporated herein by reference (the "Property") and said Property constituting the real property conveyed in the Deed of Trust; and

WHEREAS, on December 28, 1984, at 12:00 Noon at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, being the time and place fixed in said notice, the Property was offered for sale at public outcry, for cash (or credit upon the indebtednesses secured if the lawful owner and holder thereof was the successful purchaser) and in bar of homestead, the equity of redemption and other legal rights of the grantor of the Deed of Trust, as provided therein, subject only to liens, easements, encumbrances, property taxes and other matters prior in right to the liens of the Deeds of Trust, and the Trustee having received a bid of Twenty Seven Thousand Three Hundred Fifty and No/100 Dollars ($27,350.00), which was the last, highest and best bid, and payment having been made by way of a credit upon the indebtedness described in the Deed of Trust, the receipt of which is hereby acknowledged;

634 01/03 31.40- CHECK

NOW, THEREFORE, in consideration of the foregoing and of the sum bid and paid as herein provided, I, Wallace W. Dietz, Successor Trustee, do hereby bargain, sell, transfer and convey the Property unto Simmons First National Bank of Pine Bluff, its successors and assigns ("Grantee");

TO HAVE AND TO HOLD the Property, together with the estate, title and interest and all hereditaments, easements, appurtenances and improvements thereto belonging, to the Grantee in fee simple forever, free from homestead, the equity of redemption and all other legal rights or exemptions of the grantor of the Deed of Trust, and subject only to liens, easements, encumbrances, property taxes, the statutory right of redemption pursuant to T.C.A. § 66-8-101, and other matters that are prior in right to the respective liens of the Deeds of Trust.

I, Wallace W. Dietz, Successor Trustee, do hereby transfer, assign and set over unto Grantee all of the covenants and warranties contained in the Deed of Trust; and, to the extent that I am able to do so as Trustee, and subject only to the matters herein expressly reserved, I hereby warrant the title to the Property against the claims of all persons claiming by, through or under me as such Trustee, but no further or otherwise.

WITNESS my hand as Successor Trustee on this 31st day of December, 1984.

Wallace W. Dietz, Successor Trustee
Wallace W. Dietz, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the aforementioned County and State, personally appeared Wallace W. Dietz, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Successor Trustee named herein, and who further acknowledged that he as such Successor Trustee executed the foregoing instrument (SUCCESSOR TRUSTEE'S DEED) for the purposes therein contained, and who stated, upon oath, that the actual consideration or value, whichever is greater, for this transfer is Twenty-Seven Thousand Three Hundred Fifty and NO/100 Dollars ($27,350.00).

WITNESS my hand and official seal at office in Nashville, Tennessee, on this 31st day of December, 1984.

Lois Helms Bridge
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:

4/21/85

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 120 on the Plan of Payne, Blakemore and Cummings Addition to Nashville, as of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to James P. Moore and wife Sandra J. Moore by Warranty Deed from Orville Smith and wife Naomi L. Smith, of record in Book 6178 Page 971, Register's Office for Davidson County, Tennessee.

I-7.43.49

T.
IDENTIF. REFERENCE

JAN 3 9 40 AM '05

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6467 PAGE 149

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

27350.00- CAMT.
70.98 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 80.48-
0634A01/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.T. 4 3 4 9

IDENTIF. REFERENCE

JAN 3 8 40 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 98336