Return To:
Third National Bank in Nashville
Commercial Real Estate Dept.
444 James Robertson Parkway
Nashville, Tennessee 37219

This Instrument Prepared By:
David T. Axford
Legal Dept., Third National Bank
P. O. Box 2704, Uptown Station
Nashville, Tennessee 37219

BOOK 6490 PAGE 56

TRUSTEE'S DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Third National Bank Commercial Real Estate Dept. (NAME)	Third National Bank Commercial Real Estate Dept (NAME)	
444 James Robertson Pkwy. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 76 (STREET ADDRESS)	Map No. 71-12
Nashville, TN 37219 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37244 (CITY) (STATE) (ZIP)	Par. No. 173

THIS INSTRUMENT made and entered into this 8th day of February, 1985, by and between David T. Axford, Successor Trustee, and Third National Bank in Nashville,

hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, on the 8th day of March, 1977, James M. Kincaid, Sr. and wife, Mary Ruth Kincaid, did execute and deliver to David Amonette, Trustee, a Deed of Trust, and the same having been recorded on the 15th day of March, 1977, in the Register's Office for Davidson County, Tennessee, in Book 5124, page 365; and

WHEREAS, on the 26th day of February, 1979, James M. Kincaid, Sr. and wife, Mary Ruth Kincaid, did execute a Modification of Deed of Trust modifying the aforementioned Deed of Trust, and the same having been recorded on the 27th day of March, 1979, in the Register's Office for Davidson County, Tennessee, in Book 5410, page 128; and

WHEREAS, by instrument of record in Book 6367, page 684, Register's Office for Davidson County, Tennessee, David T. Axford was appointed as Successor Trustee by the holder of the indebtedness secured by the aforementioned Deed of Trust as therein provided; and

WHEREAS, default was made in the performance of certain covenants contained in the aforementioned Deed of Trust and in that certain

02/08 81.75- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 27,800.00
Subscribed and sworn to before me, this the 8 day of February, 19 85
Affiant
My Commission Expires NOV. 1, 1988 (Affix Seal)
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

This is improved property, known as 710 Chickasaw Avenue, Nashville, TN 37207.

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Amended Plan of Arrangement which was confirmed by the United States Bankruptcy Court for the Middle District of Tennessee, Nashville Division, on November 2, 1983, in Chapter 11 Case No. 383-01751, and the owner and holder of the indebtedness elected to declare the entire amount due and payable and instructed the undersigned, David T. Axford, as Successor Trustee, to foreclose said Deed of Trust and to advertise and sell the property conveyed therein; and

WHEREAS, on Friday, the 8th day of February, 1985, at 12:00 noon, the said Successor Trustee, at the south front door of the Courthouse for Nashville, Davidson County, Tennessee, offered said real estate for sale as provided for in said Deed of Trust, SUBJECT TO all restrictions of record, all unpaid taxes, and any other prior mortgage and liens of record. The sale being cried for a reasonable time, the highest and best bid received was the sum of EIGHTEEN THOUSAND EIGHT HUNDRED SEVEN and 4/100 ($18,807.04) DOLLARS, from said Grantee, and the sum was in hand paid and then applied as specified in said Deed of Trust.

NOW, THEREFORE, THIS DEED FURTHER WITNESSETH:

For and in consideration of the said Grantee having paid the Successor Trustee the sum of EIGHTEEN THOUSAND EIGHT HUNDRED SEVEN and 4/100 ($18,807.04) DOLLARS, the receipt of which is hereby acknowledged, the Successor Trustee has this day bargained and sold and does hereby sell, transfer, and convey unto said Grantee, its heirs, successors and assigns forever, the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for said County.
>
> Said Lot No. 73 fronts 60 feet on the southerly side of Chickasaw Avenue and extends back between parallel lines 159.5 feet to a dead line.
>
> Being the same property conveyed to James M. Kincaid, Sr. and wife, Mary Ruth Kincaid, by deed from Billy Joe Gooch (unmarried), of record in Book 4686, Page 788, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate and to said Grantee, its heirs, successors and assigns, in fee simple, forever.

The Successor Trustee conveys this property to the Grantee subject to any statutory right of redemption which the said James M. Kincaid, Sr. and/or wife, Mary Ruth Kincaid, may possess.

This covenance is further subject to any right of redemption possessed by the United States of America, State of Tennessee, or any other taxing authority, which may be provided under applicable law.

And the Successor Trustee does hereby transfer, assign and set over to said Grantee all of the covenants and warranties in the aforesaid Deed of Trust and does hereby tranfer, sell and convey unto said Grantee every right, title and interest which he as Successor Trustee holds by virtue of said Deed of Trust, but said Successor Trustee conveys and assigns as Successor Trustee and not any further or otherwise, and expressly without representations or warranties by said Successor Trustee.

WITNESS the signature of the Successor Trustee on this 8th day of February, 1985.

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IDENTIF. REFERENCE
FEB 8 2 23 PM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

DAVID T. AXFORD
Successor Trustee

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of February, 1985, before me personally appeared David T. Axford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My commission expires:
8/18/86

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

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RECEIVED OF _____

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
			27800.00-	CAMT.
			72.28	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	81.78-
			0065A02/08/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 8 2 21 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 107497