SUCCESSOR TRUSTEE'S DEED

BOOK 6755 PAGE 115

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37201	Nashville City Bank and Trust Co. 315 Union Street Nashville, TN 37201	Map 75 Parcel 75
This instrument prepared by: Boult, Cummings, Conners & Berry (WLN) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, George Margrave and wife, Sharmin Jean Margrave, by Deed of Trust (the "Deed of Trust") dated February 10, 1984, transferred and conveyed to John B. Hardcastle, Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6230, page 355, 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 the Deed of Trust (said Appointment of Successor Trustee being of record in Book 6730, page 372, said Register's Office); and

WHEREAS, the indebtedness secured by the 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 the Deed of Trust; and

WHEREAS, George Margrave and wife, Sharmin Jean Margrave, filed for relief under Chapter 7 of the United States Bankruptcy Code in the Middle District of Tennessee, Case No. 385-03360, on October 25, 1985; and

WHEREAS, the Bankruptcy Court by Order entered December 17, 1985 granted certain secured creditors relief from the automatic stay and permitted the creditors holding a security interest in the Property to commence foreclosure proceedings on the Property; and

WHEREAS, the Successor Trustee, after due advertisement as required by law and as required by the terms of the Deed of Trust, offered the Property for sale to the highest bidder for cash, at public outcry, free from the equity of redemption, statutory right of redemption, homestead, dower and all other exemptions, all of which are expressly waived in the Deed of Trust, at twelve o'clock (noon), January 3, 1986, at the Davidson County Courthouse, Nashville, Tennessee when

and where Nashville City Bank and Trust Co. ("Grantee"), became the last and highest bidder for cash at the price of Seventy Thousand and no/100 ($70,000.00).

NOW, THEREFORE, in his capacity as Successor Trustee, and not otherwise, and in consideration of the premises and payment of the sum stated above, the receipt and sufficiency of which are acknowledged, William L. Norton, III, Successor Trustee hereby conveys the Property to the Grantee and the Grantee's heirs or successors and assigns.

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.

William L. Norton, III, as Successor Trustee, and not otherwise, warrants the title to the 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. The 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. Deed of Trust of record in Book 5138, page 936, said Register's Office, as amended by an Extension Agreement of record in Book 5248, Page 811, said Register's Office.

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 3rd day of January, 1986.

William L. Norton, III, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sharon S. Bethshears, a Notary Public in and for said County and State, the within named William L. Norton, III, Successor Trustee, the bargainor, with whom I am personally acquainted (or to me proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of January, 1986.

Sharon S. Bethshears
Notary Public

My Commission Expires: 11/12/89

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 140,000.00.

William L. Norton III
AFFIANT

Subscribed and sworn to before me this 3rd day of January, 1986.

Sharon S. Bethshears
Notary Public

My Commission Expires: 11/12/89

EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

COMMENCING at an iron pin located in the western right-of-way margin of Tulip Grove Road in the northeast property corner of the Julian G. Morgan property; thence with the western right-of-way margin of said road North 20° 55' 11" east 300.0 feet to an iron pin, the point of beginning. Thence leaving said right-of-way North 58° 19' 51" west 1022.47 feet to an iron pin; thence North 26° 08' 48" east 267.90 feet to an iron pin; thence South 55° 39' 48" east 341.05 feet to an iron pin; thence North 31° 54' 07" east 255.17 feet to an iron pin in the southern margin of Tulip Grove Road; thence South 54° 32' 58" east 419.20 feet to an iron pin, the beginning of a curve to the right having a radius of 258.35 feet, an interior angle of 75° 28' 09", and a distance of 340.39 feet to a point; thence south 20° 55' 11" west 273.67 feet to the point of beginning. Said tract containing 9.13 acres, more or less.

BEING the same property conveyed to George Margrave and wife, Thelma J. Margrave, by deed from Ronald L. Bargatze and wife, Malinda F. Bargatze, and Doug C. Jones and wife, Mary Lucille Jones, of record in Book 5138, page 533, Register's Office for Davidson County, Tennessee.

The said Thelma Jean Margrave having changed her name to Sharmin Jean Margrave on August 30, 1978, Docket #66205, as of record in Minute Book 254, page 766, of the Probate Court of Davidson County, Tennessee, therefore, the said Thelma Jean Margrave, Thelma J. Margrave and Sharmin Jean Margrave and Sharmin Margrave are all one and the same person.

66070

IDENTIFICATION REFERENCE

JAN 3 2 16 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6755 PAGE 119

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
			1400.00- CAPIT.	
			364.00 CSTAX	
			.50 PRFEE	
			12.00 TRST D	
		VD	12.00- TRST D	
			12.00 WDSF D	
			CHECK	376.50-
		2578A01/03/86	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66070

IDENTIFI REFERENCE

JAN 3 2 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 207416