Bal 37

SUCCESSOR TRUSTEE'S DEED

BOOK 6978 PAGE 812

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank & Trust Co 315 Union St Nashville TN 37201	SAME	130-16-58

[This instrument prepared by: Boult, Cummings, Conners & Berry (WLN)
P.O. Box 198062, Nashville, Tennessee 37219]

WHEREAS, Sam A. Buchanan, III, by Deed of Trust (the "Deed of Trust") dated April 19, 1985, transferred and conveyed to Everett A. Covington, Jr., Trustee, the property described in Exhibit A hereto (the "Property") (said Deed of Trust being of record in Book 6540, page 950, and re-recorded in Book 6670, page 525, 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 6951, page 308, 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, 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), September 15, 1986, at the Davidson County Courthouse, Nashville, Tennessee, when and where Nashville City Bank & Trust Co. ("Grantee"), became the last and highest bidder for cash at the price of Five Hundred Thousand and No/100 Dollars ($500,000.00).

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, John E. Murdock, 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.

DATE 14:12:50 - CHECK

1514

John E. Murdock, 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. Easemetns as to water mains of record in Book 756, page 498, and sanitary sewers of record in Book 6548, page 113, 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 15th day of September, 1986.

John E. Murdock, III, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, William L. Norton III, a Notary Public in and for said County and State, the within named John E. Murdock, 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 15th day of September, 1986.

William L. Norton III
Notary Public

My Commission Expires: 7-1-88

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 500,000.00 .

Ronnie W. Cothran
AFFIANT

Subscribed and sworn to before me this 15th day of September, 1986.

William L. Norton III
Notary Public

My Commission Expires: 7-17-88

EXHIBIT "A" BOOK 6978 PAGE 815

Being the northeast part of Lot No. 7 on the unrecorded map of Guilford Dudley's Place as subdivided on Hillsboro Road, and described according to a copy of a survey made by Erle Drake, County Surveyor, January 20, 1931, as follows:

Beginning at a point in the center of Hillsboro Pike, as widened and located at the common corner of Lots 7 and 8, being the southeast corner of the property conveyed to George M. Dallas, of record in Book 928, page 162, Register's Office for said County; thence southerly with said Pike south 26½° west 400 feet to a point which is 10 feet west of the center line of the same; thence leaving said Pike, north 64° 30' west 945 feet to a point; thence north 23° 45' east 400 feet to a stake at the common corner of Lots 7 and 8, and 9; thence with the line between lots 7 and 8, south 64½° east 963.7 feet, more or less, to the beginning.

Being the same property conveyed to Sam A. Buchanan, III, by deed from Phyllis Pearl Reichman, of record in Book 6373, page 974, Register's Office for Davidson County, Tennessee.

42041

IDENTIFICATION

SEP 15 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6978 PAGE 816

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

500000.00- CAMT.
1400.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1412.50-
1910A09/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42041

Sep 15 1 29 PM '86

No. 294733