Box 37

SUCCESSOR TRUSTEE'S DEED BOOK 6985 PAGE 771

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank and Trust Co Attn Special Assets 315 Union Street Nashville, Tn 37201	Same	071-15-418 072-14-311 081-03-065
	Mortgagee - none	
This instrument prepared by: Boult, Cummings, Conners & Berry (SLW) P.O. Box 198062, Nashville, Tennessee 37219		

WHEREAS, William T. Oden et ux, Louise S. Oden, by Deed of Trust (the "Deed of Trust") dated May 14, 1985, 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 6559, page 341, 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 6957, page 402, 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 18, 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 Twelve thousand Dollars No/100 Dollars ($ 12,000.00).

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, Steven L. West, 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.



Stephen L. West, 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. Plan of record in Book 21, page 48, Register's Office for Davidson County, Tennessee, as to Tract I.

3. Plan of record in Book 161, page 129, said Register's Office, as to Tract II.

4. Plan of record in Book 843, page 94, said Register's Office, as to Tract III.

5. Letter from Metropolitan Government of Nashville and Davidson County, Department of Codes Administration, stating that the property located at 1222 Pennock Avenue, is unfit for human habitation, of record in Book 6051, Page 796, said Register's Office, as to Tract II.

6. Letter from Metropolitan Government of Nashville and Davidson County Department of Codes Administration, stating that the property located at 1222 Pennock Avenue, is unfit for human habitation, and that the improvements are to be repaired or demolished within one year from date of notice (5/17/83), of record in Book 6091, page 418, said Register's Office, as to Tract II.

7. 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 16th day of September, 1986.

Steven L. West

Steven L. West, as Successor Trustee, and not otherwise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Gary D. Hall, a Notary Public in and for said County and State, the within named Steve L. West, 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 18th day of September, 1986.

Gary D. Hall
Notary Public
My Commission Expires: 7-9-89

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 12,000.00.

Ronnie W. Cothron
AFFIANT

Subscribed and sworn to before me this 18th day of September, 1986.

Gary D. Hall
Notary Public

My Commission Expires: 7-9-89

EXHIBIT A BOOK 6985 PAGE 774

TRACT I: LAND in Davidson County, Tennessee, being Lot No. 24 and the westerly 10 feet of Lot 25; on the H. N. Myres Plan of Lots, as of record in Plan Book 21, Page 48, Register's Office for Davidson County, Tennessee.

SAID Lot No. 24 and the westerly 10 feet of Lot No. 25 front together 109 feet on Walsh Street and run back 166 feet to a 20-foot alley showing 74 feet on said alley.

TRACT II: LAND in Davidson County, Tennessee, being Lot No. 13 on the Map of Crutcher Subdivision, as of record in Book 161, Page 129, Register's Office for said County.

SAID lot fronts 68 feet on the westerly side of Pennock Avenue and runs back between parallel lines, along the southerly margin of Ligon Avenue, 150 feet to an alley.

TRACT III: LAND In Davidson County, Tennessee, being Lot No. 26 of Block "A", on the Map of Belle Forest No. 2, as of record in Book 843, Page 94, Register's Office for said County.

SAID Lot No. 26 fronts 50 feet on the north side of Chesterfield Avenue and runs back between parallel lines 132 feet to a dead line.

BEING the same property conveyed to William T. Oden, et ux, Louise S. Oden, deed from James K. Eaton, et ux, Tom C. Eaton, of record in Book 6559, page 388, Register's Office for Davidson County, Tennessee.

SEP 19 3 58 PM '96
PELL ZALL, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

44535

The street addresses of the Properties are:

Tract I	2219 Walsh St., Nashville, TN
Tract II	1222 Pennock Avenue, Nashville, TN
Tract III	1311 Chesterfield Avenue, Nashville, TN

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

RECEIVED OF _____

FOR _____

BOOK 6985 PAGE 775

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
			12000.00- CAMT.	
			.33.60 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	46.10-
4714A09/19/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

44535

IDENTIFICATION REFERENCE

SEP 19 3 58 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297469