This Instrument Prepared By:
John T. Gwin, Attorney At Law
225 Lebanon Road - P. O. Box 425
Mt. Juliet, TN 37122

MORTGAGEE:
NONE

ADDRESS NEW OWNER:
THIRD NATIONAL BANK IN NASHVILLE
c/o EARL ROSSER
444 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37244

SEND TAX BILLS:
Same

MAP-PARCEL:
Map 76
Parcel 28
4D-03315

Mail

SUCCESSOR'S TRUSTEE'S DEED

WHEREAS, under date of May 1, 1985, S & J Investments, Inc. executed a certain Deed of Trust to William G. Traber, Trustee, for the purpose of securing the debts and obligations therein described, which Deed of Trust is of record in Book 6549, page 790, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said William G. Traber, Trustee did decline to serve, and the owner and holder of the indebtedness secured by the aforesaid deed of trust has appointed John T. Gwin as Successor Trustee, by virtue of an instrument of record in Book 6706, page 312, Register's Office for Davidson County, Tennessee, in accordance with the terms and conditions contained in said original Deed of Trust, thereby vesting said Successor Trustee with all of the rights, powers and privileges of the original Trustee named in said deed of trust; and

WHEREAS, default was made in the payment of the debts and obligations secured by said Deed of Trust and the undersigned, as Successor Trustee, has been requested by Lincoln Payne and wife, Beverly Payne, the lawful holders and owners of said debts and obligations, to advertise and sell the property conveyed by said Deed of Trust in compliance with the provisions thereof; and

WHEREAS, the undersigned as Successor Trustee did, in compliance with the provisions of said Deed of Trust, advertise for sale the property conveyed by same, the advertisement for sale having been published in The Nashville Record, a newspaper of general circulation published in Nashville, Davidson County, Tennessee, in the issues of October 23, 1986; October 30, 1986; and November 6, 1986, of said newspaper, such sale having been advertised for Friday, November 14, 1986, commencing at 12:00 o'clock noon at the front door of the Davidson County Courthouse in Nashville, Davidson County, Tennessee, at which time and place same was offered for sale and sold; and

WHEREAS, the highest, best and last bid for said property was then and there made by Third National Bank in Nashville, to wit: a bid of One Hundred Thirty Seven Thousand Three Hundred and No/100 ($137,300.00) Dollars, which bid was then and there accepted by the undersigned as Successor Trustee.

NOW, THEREFORE, for the consideration named, and for and in consideration of the compliance with the terms of said bid, the undersigned, **JOHN T. GWIN, SUCCESSOR TRUSTEE**, has bargained and sold, and does by these presents bargain, sell, and convey unto **THIRD NATIONAL BANK IN NASHVILLE**, the property advertised and sold as herein above recited, situated, lying, and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being a certain tract or parcel of land in the 4th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land and Associates, Inc., of Nashville, Tennessee dated January 10, 1979, as follows:

Beginning at a point in the center line of Chandler Road said point being easterly 1500 feet more or less from the intersection of Chandler Road and Tulip Grove; thence with the centerline of Chandler Road, eastwardly 340.8 feet more or less to a point, thence southerly on a broken line 328.1 feet and 492.0 feet; thence westerly across the rear of said tract 408.5 feet more or less to a point; thence northerly 701.0 feet to the centerline of Chandler Road to the point of beginning, and containing 6.5 acres more or less.

Being the same property conveyed to S & J Investments, Inc. by virtue of a deed from Lincoln Payne and wife, Beverly Payne, as of record in Book 6549, page 787, Register's Office for Davidson County, Tennessee.

This is improved property known as 4665 Chandler Road, Hermitage, Tennessee 37076.

The undersigned Successor Trustee conveys the foregoing property to the said Third National Bank in Nashville, subject to any and all unpaid taxes, restrictions and easements of record, and prior liens and mortgages, if any, and warrants same against the lawful claims of all persons claiming by, through or under a conveyance from the undersigned as Successor Trustee under the provisions of the above described Deed of Trust, and not further or otherwise.

Witness my hand this the 14th day of November, 1986.

John T. Gwin, Successor Trustee

John T. Gwin, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said County and State, the within named John T. Gwin, Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 14th day of November, 1986.

Patricia M. Gwin
NOTARY PUBLIC AT LARGE

NOTARY PUBLIC AT LARGE OF TENNESSEE

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $137,300.00.

John T. Gwin
AFFIANT

Sworn to and subscribed before me this 14th day of November, 1986.

Patricia M. Gwin
NOTARY PUBLIC AT LARGE
My Commission Expires: 4-2-89

NOTARY PUBLIC PATRICIA M. GWIN

6397.3

IDENTIFICATION REFERENCE

Nov 17 2 10 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 7041 PAGE 934

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
			137300.00- CAMT.	
			384.44 CSTAX	
			.50 PRFE.	
			9.00 WDEED	
			CHECK 393.94-	
			68188A! 11/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63973.

IDENTIFICATION REFERENCE

Nov 17 2 18 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 12774