BOOK 7047 PAGE 231

BOT 37

SUCCESSOR TRUSTEE'S DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Nashville City Bank & Trust Co c/o Special Assets 315 Union St Nashville TN 37201	OWNER	129-12-114

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

WHEREAS, Ray S. Miller, unmarried, by Deed of Trust (the "Deed of Trust") dated August 12, 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 6633, page 464, 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 7020, page 458, 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-thirty in the afternoon (12:30 p.m.), November 21, 1986, at the main (south) door of 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 One Hundred Forty-Four Thousand Two Hundred Thirty-Five Dollars ($144,235.00).

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. Restrictive covenants contained in instrument of record in Book 2859, page 492, Register's Office for Davidson County, Tennessee.

11/21 12:33 DESK

8941

3. Plan of record in Book 2663, page 103, said Register's Office.

4. 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 21st day of November, 1986.

William L. Norton III, Successor Trustee

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Sylvia L. Roper, 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 21st day of November, 1986.

Sylvia L. Roper
Notary Public

My Commission Expires: Sept. 9, 1989

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 144,235.00.

Nashville City Bank & Trust Co.

Joyce A. Smith VP
AFFIANT

Subscribed and sworn to before me this 21st day of November, 1986.

William L. Norton III
Notary Public

My Commission Expires: 1-17-88

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Cheekwood Estates as of record in Plat Book 2663, page 103, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ray S. Miller by deed from Sam Zeitlin and wife, Janice P. Zeitlin, of record in Book 6488, page 243, said Registe's Office.

65848

IDENTIFICATION REFERENCE

Nov 21 12 51 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 7047 PAGE 234

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
			144235.00- CAPIT 403.75 MSTAX .50 RFEE 9.00 MORT CHECK 413.25-	
			8941A1 12/1/86 SAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 8 4 8

IDENTIFICATION REFERENCE

Nov 21 12 51 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 14834