This Instrument Prepared By:
George E. Mudter, Jr., Attorney
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Send Tax Bills to New Owner(s):
Andrew W. Regg, Jr.
Ronnie Harbison
371 Cumberland Hills Dr.
Madison, Tn. 37115

BOOK 7229 PAGE 613

Map 148-3
Parcel 166

SUCCESSOR TRUSTEE'S DEED

WHEREAS, default having been made in the payment of the debt and obligations, terms and conditions, provided for in that certain Deed of Trust, dated March 27, 1978, to Milburn K. Noell, Jr. and Thomas F. Baker, IV Trustees, executed by Neal A. Duncan and wife, Wanda J. Duncan, as same appears of record in Book 5266, page 387, Register's Office for Davidson County, Tennessee; and

WHEREAS, the lawful owner and holder of said indebtedness has removed Milburn K. Noell, Jr. and Thomas F. Baker, IV, as Trustees under said Deed of Trust and has nominated and appointed Marilyn J. Patterson, as Successor Trustee, pursuant to the terms of said Deed of Trust, which appointment of Successor Trustee is of record in Book 7166, page 456, Register's Office for Davidson County, Tennessee; and

WHEREAS, the said Marilyn J. Patterson, Successor Trustee, is thereby vested with title to the property described in said Deed of Trust for all purposes therein contained, and she is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, the entire indebtedness secured by the above referenced instrument has matured and is past due and unpaid, the owner thereof requested the undersigned to advertise and sell the security according to the terms of said instrument; and

WHEREAS, in accordance with said request, the said real estate was advertised for sale in The Nashville Record, a newspaper published in Davidson County, Tennessee, the first insertion appearing on April 9, 1987, and subsequent insertions appearing on April 16, 1987, and April 23, 1987, giving the time, terms, place of sale and description of the real estate; and

WHEREAS, on May 1, 1987, at 11:00 o'clock A.M., being the time and at the front door of the Courthouse in Nashville, Davidson County, Tennessee, being the place mentioned in said advertisements, the undersigned offered said real estate for sale in accordance with all the terms and requirements in the above referenced instrument, and advertisement of sale made in connection therewith, at which time said real estate was offered for sale at public outcry to the highest and best bidder for cash and was struck off and sold to Andrew W. Regg, Jr. and Ronnie Harbison at and for the sum of Forty Five Thousand and No/100 ($45,000.00) Dollars, which was the highest and best bid in connection therewith; and

WHEREAS, the purchaser, being the holder of the indebtedness, has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of sale, the balance being applied upon said indebtedness for which the property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Andrew W. Regg, Jr. and Ronnie Harbison, of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Marilyn J. Patterson, as Successor Trustee, does hereby grant, bargain, sell and convey to the said Andrew W. Regg, Jr. and Ronnie Harbison, their heirs and assigns, in fee simple forever, the property above-mentioned and now further described as being in the County of Davidson and State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 1014 on the Plan of Cherokee Hills, Section Ten, of record in Plan Book 4660, page 27, Register's Office for said County.
>
> Said Plan shows Lot No. 1014 fronts 80 feet on the southwesterly margin of Antioch Pike and extends back 177.45 feet on the northwesterly line and 102 feet on the southeasterly line to a dead line, which is a broken line, in the rear, measuring 111.2 feet thereon.

Being the same property conveyed to Wanda Jean Duncan, by quitclaim deed from L. Gino Marchetti, Jr., Trustee of record in Book 6134, page 43, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Andrew W. Regg, Jr. and Ronnie Haribson, their heirs and assigns, in fee simple forever, to whom the said Marilyn J. Patterson, Successor Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under her, as such Successor Trustee, but no further or otherwise.

IN WITNESS WHEREOF, Marilyn J. Patterson, as Successor Trustee, has executed this instrument on the 4th day of May, 1987.

Marilyn J. Patterson
MARILYN J. PATTERSON
SUCCESSOR TRUSTEE

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marilyn J. Patterson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 4th day of May, 1987.

Donna O. Sledge
NOTARY PUBLIC

My commission expires: 7/9/89

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

The actual consideration or value whichever is greater, to the best of my knowledge and belief, for this transfer is $45,000.00.

Marilyn J. Patterson
Affiant

Sworn to and subscribed before me,
this 4th day of May, 1987.

Donna O. Sledge
Notary Public

My commission expires: 7/9/89

IDENTIFICATION REFERENCE

MAY 7 2 44 PM '87
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

2361 4

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

RECEIVED OF _____

FOR _____

BOOK 7229 PAGE 615

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 45000.00- | CAMT. |
| | | | 126.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | CHECK | 132.50- |
| | | | 4544A05/07/87 BAL | .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

23614

IDENTIFI REFERENCE

MAY 7 2 44 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 79154