THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

SUCCESSOR TRUSTEE'S DEED BOOK 7257 PAGE 982

Address New Owner As Follows:	Send Tax Bills To:	Map and Parcel Nos.
CHARLES L. and VIRGINIA R. STUDER Rt. 1, Mt. View Rd., Box 1575 Manchester, TN 37355	Same	#104-8-278

WHEREAS, by Deeds of Trust dated July 22, 1983, and March 1, 1984, respectively, of record in Book 6104, page 475, and Book 6245, page 362, respectively, Register's Office for Davidson County, Tennessee (the "Deeds of Trust"), Robert A. Yeargin and wife, Mary E. Yeargin, conveyed to John W. Beard, Jr., Trustee, to secure the indebtedness described in the Deedsof Trust, certain real property described on Exhibit A attached hereto (the "Property"); and

WHEREAS, First American National Bank of Nashville, a national banking association, is the lawful owner and holder of the indebtedness described in the Deedsof Trust; and

WHEREAS, First American National Bank of Nashville, the lawful holder of the aforesaid indebtedness, has removed the said John W. Beard, Jr. as Trustee in the Deeds of Trust and has nominated and appointed Dolores J. Wyatt of Nashville, Tennessee, as Successor Trustee, by Appointments of Successor Trustee of record in Book 7114, page 33, and Book 7114, page 31, respectively, Register's Office for Davidson County, Tennessee, and said Dolores J. Wyatt is vested with title to the Property for all the purposes of the Deeds of Trust and is clothed with all the powers, duties and obligations therein conferred upon the named Trustee; and

WHEREAS, default was made in the payment of the indebtedness described and in the performance of the other covenants and agreements contained in the Deeds of Trust, First American National Bank of Nashville, the lawful owner and holder of said indebtedness, did request the undersigned Dolores J. Wyatt, Successor Trustee, to exercise the power of sale conferred by the Deeds of Trust; and

WHEREAS, the undersigned Dolores J. Wyatt, Successor Trustee, did give notice of the time and place of sale by publication in the Nashville Record, a newspaper published in Nashville, Davidson County, Tennessee, for three (3) consecutive weeks, with the insertion of said advertisement appearing in the issues of said newspaper on February 5, February 12 and February 19, 1987, respectively; and

WHEREAS, pursuant to said notices, the undersigned Dolores J. Wyatt, Successor Trustee, by virtue of the provisions of the Deeds of Trust, did offer the Property for sale at public outcry to the highest and best bidder for cash in hand free from the right and equity of redemption, homestead, dower and all other exemptions (with the exception of any applicable redemption rights pursuant to state or federal tax liens) on Wednesday, May 27, 1987, at 12:00 noon, at the front (South) door of the Metropolitan Courthouse in Nashville, Tennessee; and

WHEREAS, at said sale, Charles L. Studer and wife, Virginia R. Studer, made a bid for the purchase of the Property, which was the highest, best and last bid made, the amount of said bid being in the sum of TWENTY-TWO THOUSAND DOLLARS ($22,000.00) which has been credited to the indebtedness secured by the Deeds of Trust, and other good and valuable consideration, the receipt of which is hereby acknowledged;

NOW, THEREFORE, in consideration of the premises, I, Dolores J. Wyatt, Successor Trustee, by virtue of the authority granted to me in the Deeds of Trust, have bargained and sold and by these presents do transfer and convey to Charles L. Studer and wife, Virginia R. Studer, their heirs and assigns, the real property situated in Davidson County, Tennessee, and described on Exhibit A attached hereto.

This conveyance is made expressly subject to any and all unpaid real property taxes, which are assumed by grantee hereunder, and any other liens, easements, encumbrances or other matters prior to the lien of the Deeds of Trust including any applicable redemption rights pursuant to state or federal tax liens.

TO HAVE AND TO HOLD said property, together with all the appurtenances, estate, title and interest thereto belonging to Charles L. Studer and wife, Virginia R. Studer, their heirs and assigns, all the right, title and interest in and to the Property vested in the said Dolores J. Wyatt, Successor Trustee, and which she has a right to transfer, in as full and ample manner under the Deeds of Trust as she can and should do, and she hereby assigns all covenants of warranty contained in the Deeds of Trust, but no further or otherwise.

IN WITNESS WHEREOF, the undersigned, Dolores J. Wyatt, as Successor Trustee, has hereunto set her hand on the 1st day of June, 1987.

Dolores J Wyatt Successor Trustee
Dolores J. Wyatt, Successor Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, C.B. Cook, a Notary Public, DOLORES J. WYATT, Successor Trustee, with whom I am personally acquainted, and who acknowledged that she executed the within instrument as Successor Trustee, for the purposes therein contained.

WITNESS my hand, at office, this 1 day of June, 1987.

C.B. Cook
Notary Public

My Commission Expires:
10/14/88

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property conveyed (whichever is greater) is $ 81,666.72.

Affiant

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

Notary Public

My Commission Expires:

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Map of O. H. Shields Subdivision of Lot No. 55 and other lots in O. B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 161, page 158, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 55 feet on the westerly side of 17th Avenue, South, formerly Addison Street or Avenue, and runs back between parallel lines, 157.9 feet, more or less, to an alley.

BEING the same property conveyed to Robert A. Yeargin by deed from Arnold E. Yeargin and wife, Margaret D. Yeargin, of record in Book 5344, page 565, said Register's Office, and to John W. Beard, Jr., Trustee, by Deeds of Trust of record in Book 6104, page 475, and Book 6245, page 362, respectively, said Register's Office.

3.28.63
IDENTIFICATION REFERENCE
JUN 4 9 54 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7257 PAGE 985

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

81666.72- CAMI.
228.76 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 238.26-
5158AU6/04/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 2 8 6 3

IDENTIFT REFERENCE

JUN 4 9 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 89543