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STATE OF TENNESSEE)
COUNTY OF DAVIDSON) BOOK 7371 PAGE 539

The actual consideration or value, whichever is greater, for this transfer is $55,378.12.

Wesley D. Turner
Affiant

Subscribed and sworn to before me, this 2nd day of October 1987.

Barbara J. Patton
Notary Public

My Commission Expires: July 17, 1988

NOTARY PUBLIC AT LARGE OF TENN.

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Maxie Patton, Trustee Suite 101 404 James Robertson Pky Nashville, TN 37219	Metropolitan Federal Savings and Loan Association 230 Fourth Avenue North Nashville, TN 37219	Map 162-16 Parcel 13

SUCCESSOR TRUSTEE'S DEED

WHEREAS, John F. Patterson, by a Deed of Trust (the "Deed of Trust"), dated December 19, 1985, of record in Book 6758, page 405, Register's Office for Davidson County, Tennessee, conveyed to Saturn & Mazer, Trustee, the hereinafter described real property to secure the payment of a promissory note (the "Note") fully described in the Deed of Trust, which Note was made by John F. Patterson and was payable to Maxie Patton, Trustee; and

WHEREAS, Maxie Patton, Trustee, the owner and holder of the Note, removed Saturn & Mazer, as Trustee under the Deed of Trust, and appointed Wesley D. Turner as Successor Trustee by an Appointment of Successor Trustee of record in Book 7328 page 15, Register's Office of said County; and

WHEREAS, default was made in payment of the Note; and,

WHEREAS, the owner and holder of the Note demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Maxie Patton, Trustee, the Successor Trustee advertised said property for sale in accordance with the

terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on August 27, 1987, September 3, 1987, and September 10, 1987; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the front (south) door of the Davidson County Courthouse in Nashville, Tennessee, at 12:00 o'clock A.M. on Tuesday, September 29, 1987, and Maxie Patton, Trustee, (hereinafter "Grantee") being the highest and best bidder thereof, became the purchaser of said property at and for the sum of One Hundred and No/100 ($100.00) Dollars plus the principal balance of the first mortgage at the time of sale being Fifty Five Thousand Two Hundred Seventy-Eight and 12/100 ($55,278.12) Dollars payable to Metropolitan Federal Savings and Loan Association, said sum having been set-off against the indebtedness due and owing.

NOW, THEREFORE, Wesley D. Turner, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to Grantee, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 22A on the Plan of Hickory Park Villas, Section One, Zone Lot Division, Lots 21 through 31, as of record in Book 6250, page 314, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to John F. Patterson by deed from Maxie Patton, Trustee, of record in Book 6758, page 401, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate free from all right of homestead exemption in and equitable redemption of the subject property, the statutory right of redemption, and all right of dower, courtesy, and statutory or elective rights in the subject property, all such rights being waived in the Deed of Trust, 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.

This conveyance is made subject to the following:

1. Any unpaid taxes which may be a lien against the premises.

2. Deed of Trust executed by Maxie Patton, Trustee, to Attorney's Title Company, Inc., Trustee, dated August 30, 1985 securing an indebtedness in the original principal amount of $55,278.12 at the time of sale held by Metropolitan Federal Savings and Loan Association, of record at Book 6644, page 994, Register's Office for Davidson County, Tennessee.

3. Matters shown on the plan of record.

4. Restrictive covenants and easements of record.

IN WITNESS WHEREOF, Wesley D. Turner, in his capacity as Successor Trustee, and not otherwise, has set his signature on this 2d day of October, 1987.

Wesley D. Turner, Successor Trustee

Wesley D. Turner, as Successor Trustee, and not otherwise

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley D. Turner, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of October, 1987.

Barbara J. Holton
Notary Public

My Commission Expires: July 17, 1988

7 1 6 0 3

IDENTIFICATION REFERENCE

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7371 PAGE 533

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TO - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			55378.12-	CAMT.
	VD		55378.12	CAMT.
			55378.12-	CAMT.
			150.12	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	164.62-
	9893A	10/05/87	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1.60.3.

IDENTIFI REFERENCE

Oct 5 1 37 PM '87

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 23410